0.65 AC | FOR SALE



CUSHMAN & WAKEFIELD | Colorado Springs Commercial

2530 VERDE DR

COLORADO SPRINGS, CO 80910

AFFORDABLE INFILL LAND WITH FLEXIBLE MX-N USE POTENTIAL

2530 VERDE DR

2530 Verde Drive is an affordable infill land opportunity with flexible MX-N zoning and multiple potential paths forward. The 0.65-acre parcel sits near the Highway 24, South Circle Drive, and South Union Boulevard corridors, surrounded by established residential density, schools, parks, and neighborhood services.

Rather than being limited to a single development concept, the site offers flexibility for a range of neighborhood-scale uses, including office, medical office, restaurant, live/work, residential, human services, institutional, and other community-serving concepts, with additional conditional uses available for consideration. Previously explored multifamily plans remain one possible direction, but the broader zoning framework allows buyers to evaluate the site through a more flexible lens.

At a reduced asking price, the property offers a low-basis opportunity for developers, owner/users, or operators seeking an infill location with real use optionality.



.65 ACRES

PARCEL SIZE
.65 Acres

PARCEL #
6421417004

CURRENT ZONING
MX-N
(Mixed Use Neighboorhood)

SALE PRICE
$299,000

PRICE PER SF
$10.56

MX-N ZONING (Potential Uses)

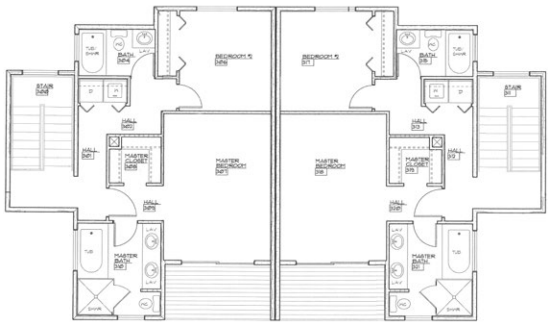
PERMITTED USES:

- Dwelling, Single-family Detached
- Dwelling, Two family (duplex)
- Dwelling, Single-family Attached
- Dwelling, Live/Work Unit
- Manufactured Home
- Short Term Rental
- Group Cooperative Living
- Group Living Residence, Small/Medium/Large
- Human Services Establishment, Small
- Long Term Care Facility
- Club, Lodge, and Service Organization
- Funeral Services
- Hospice
- Park
- Religious Institution
- Urban Agriculture
- Restaurant
- Medical Office
- Office
- Vocational or Skills Education
- Utility, Minor

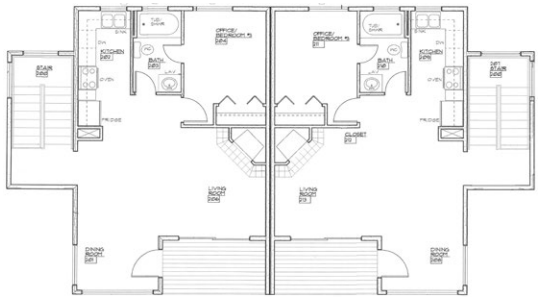
CONDITIONAL USE:

- Dwelling, Multifamily
- Tiny House Community
- Adult or Child Day Care Center
- Cemetery
- Detoxification Center
- Hospital
- Library, Museum, or Cultural Facility
- Public Safety Services
- School, Elementary or Secondary
- School, Higher Education
- Alcohol Production Uses
- Bar
- Bed & Breakfast
- Hotel or Motel
- Rooming or Boarding House
- Semipublic Community Recreation
- Mining and Mineral Extraction
- Self-Storage
- Personal or Business Service
- Retail Sales, Small
- Light Vehicle Staging Area
- Broadcasting Tower
- Automobile & Light Vehicle Sales & Rental

UPPER LEVEL



MAIN LEVEL

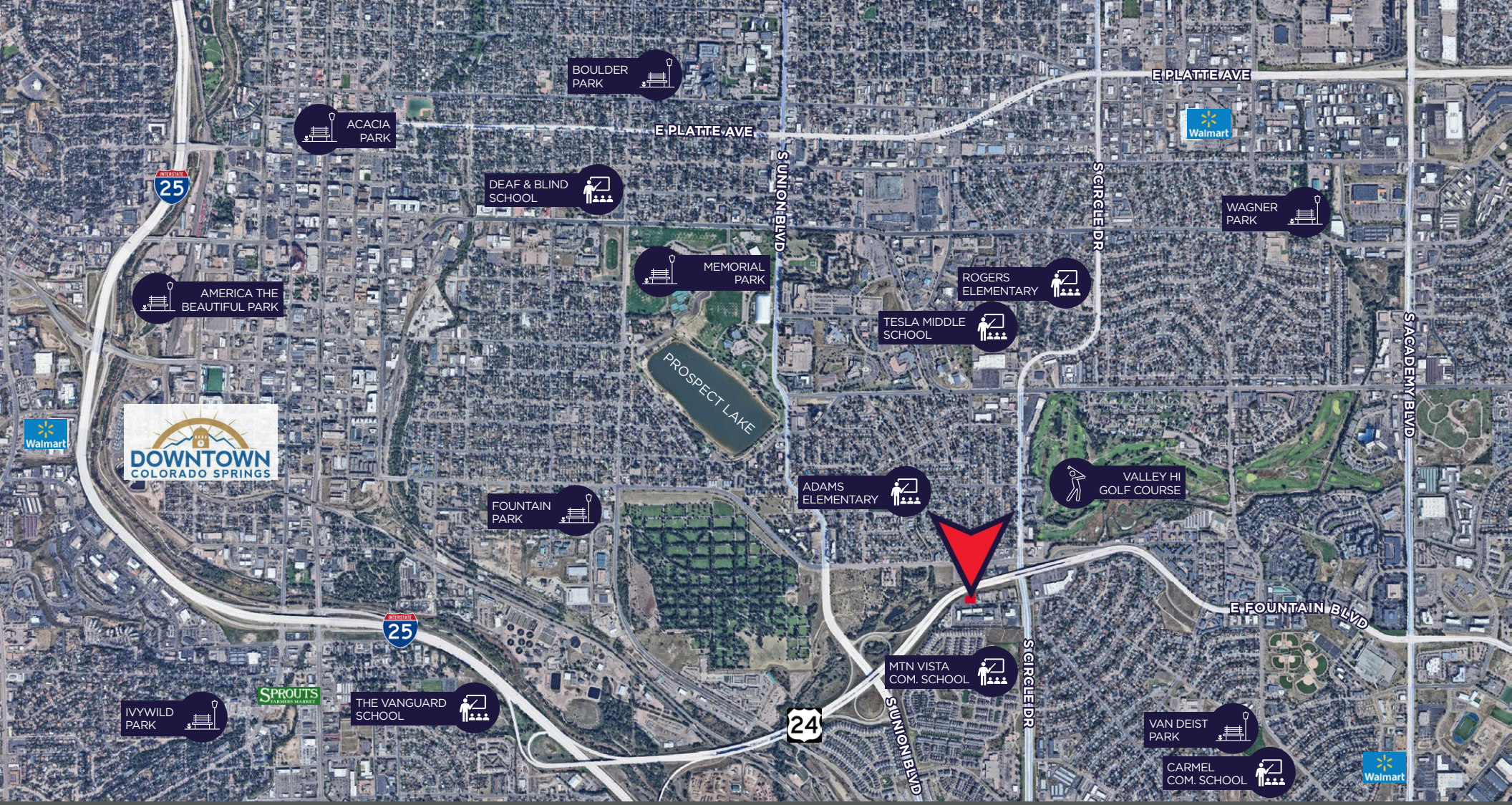


MULTIFAMILY CONCEPT PLANS



Scan QR to download concept plans

Designed by John Davis Design Group
www.johndavisdesigngroup.com



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
HOUSEHOLDS	7,142	52,618	103,394
POPULATION	17,705	127,449	253,757
AVERAGE HOUSEHOLD INCOME	$62,612	$66,391	$78,852

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