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CUSHMAN & WAKEFIELD | Colorado Springs Commercial



9007 LAZOR PT

PEYTON, CO 80831

DEVELOPMENT LAND | FOR SALE

36.27 ACRES

Position yourself ahead of Colorado Springs' next wave of growth. 9007 Lazor Pt offers ±36.27 acres of development land strategically located along the expanding Falcon/Peyton corridor, where continued residential and commercial development is steadily pushing east from Colorado Springs.

The surrounding 80831 market already includes more than 10,800 housing units, creating an established residential base while new development continues to add rooftops throughout the Falcon and Peyton area. Located just around the corner from Big R and near the Highway 24 corridor, the property offers an opportunity to capture both existing demand and the long-term upside created as growth continues east.

A conceptual development plan demonstrates the flexibility and potential of the site, envisioning a phased project with 14 commercial lots ranging from approximately 0.5 to 2.0 acres, commercial warehouse/sales office uses, personal garage units, storage yard areas and additional future development acreage.

For a developer, investor or land buyer with a long-term vision, 9007 Lazor Pt represents an opportunity to acquire a substantial tract in the path of growth before development fully reaches its doorstep. Buy ahead of the growth—not after it.

SALE PRICE
$6,082,696.62

PRICE PER SF
$3.85/SF

WATER RIGHTS

An important component of the development opportunity at 9007 Lazor Point is the groundwater rights documentation associated with the property. Recorded documentation identifies a 50% interest in groundwater rights across four aquifers, representing a minimum aggregate quantity of 39.95 acre-feet.

· Laramie-Fox Hills Aquifer — 11.25 acre-feet
· Arapahoe Aquifer — 12.10 acre-feet
· Denver Aquifer — 12.25 acre-feet
· Dawson Aquifer — 4.35 acre-feet

The underlying Colorado Ground Water Commission Findings and Orders establish groundwater rights and allocations for a range of potential beneficial uses, including commercial and industrial applications, subject to applicable regulations, well permitting and the specific conditions of each determination.

Water Rights Documentation Available Upon Request.

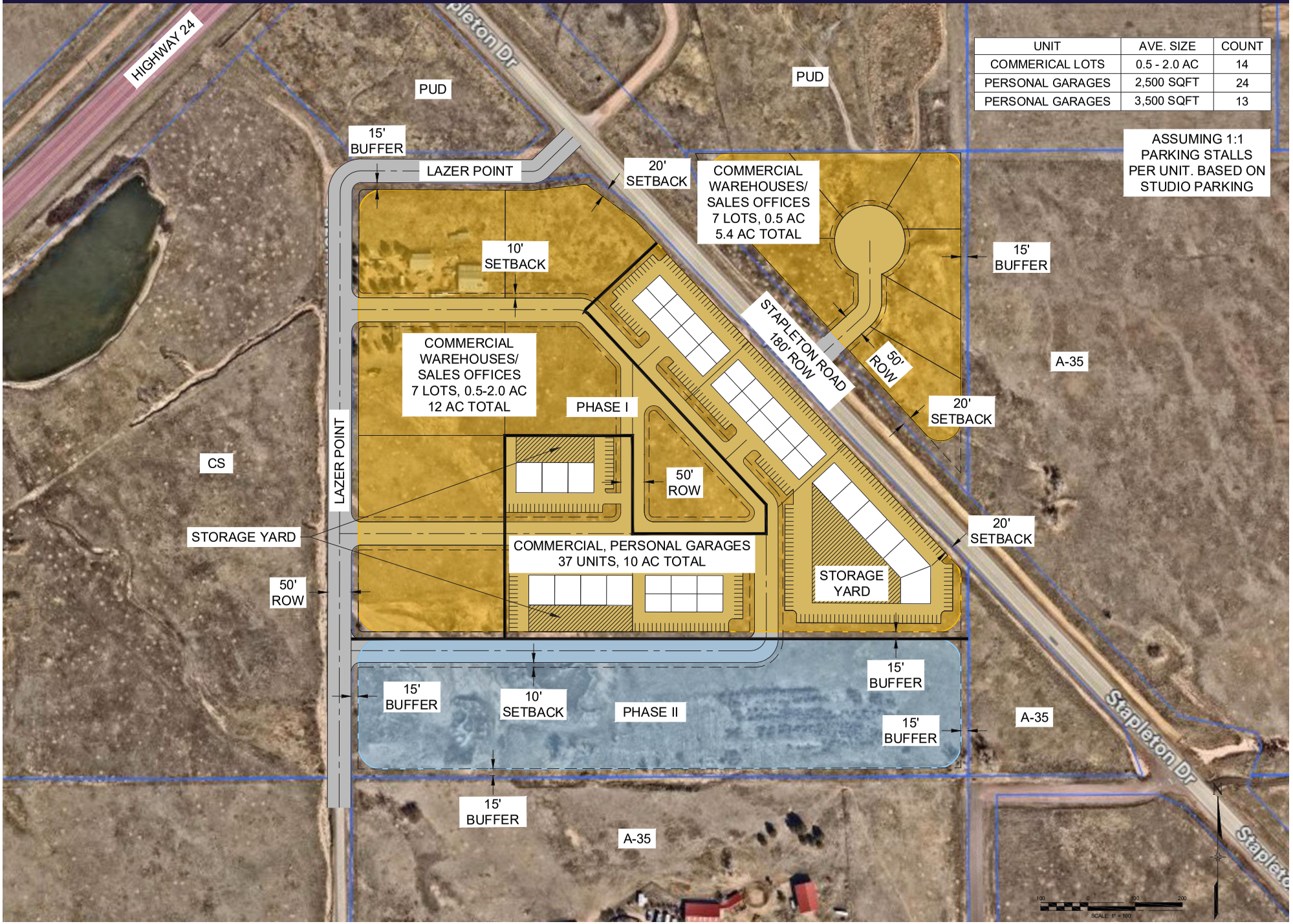
VICINITY MAP FALCON/PEYTON



DEMOGRAPHICS

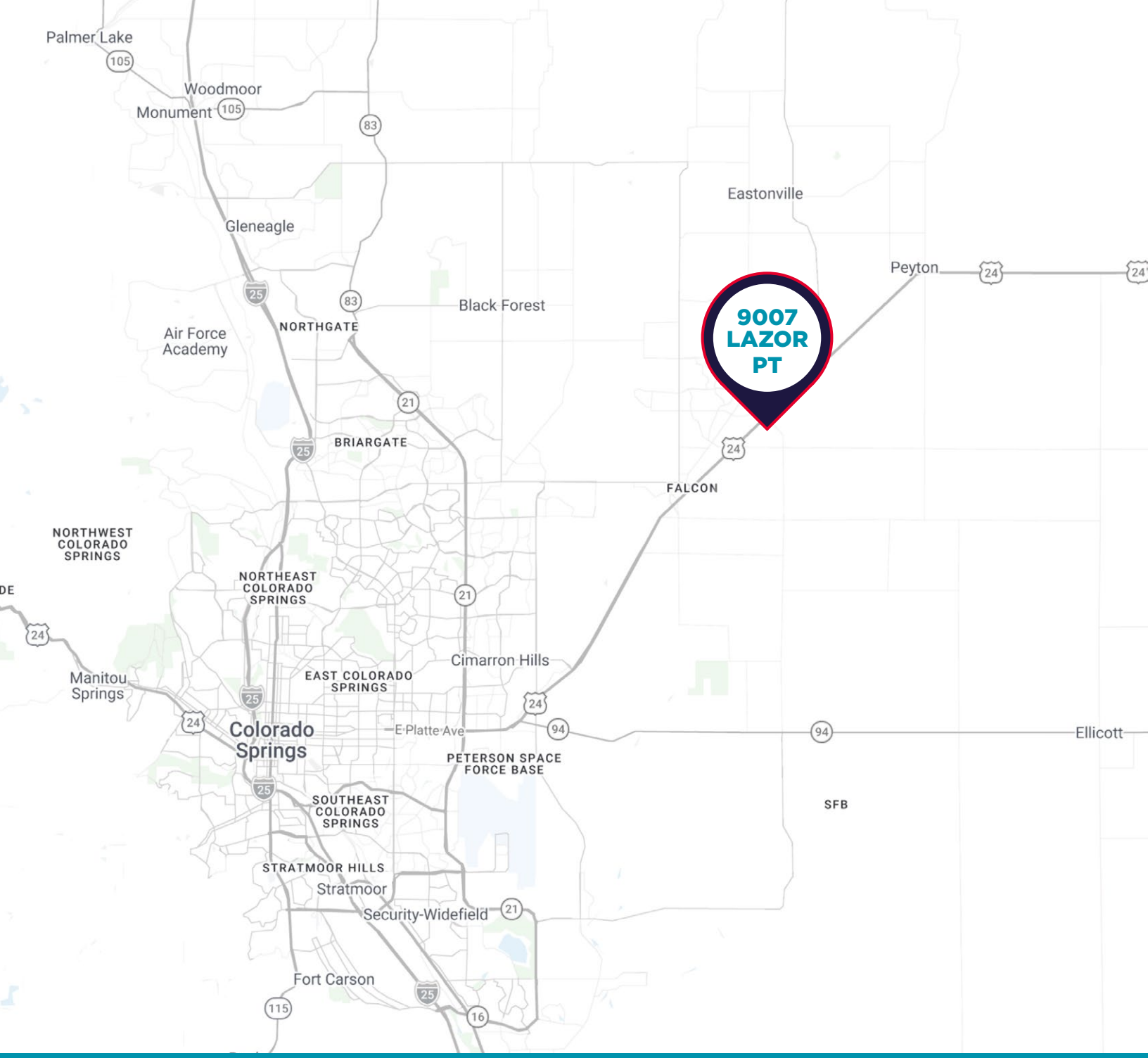
	1 MILE	5 MILES	10 MILES
HOUSEHOLDS	108	9,728	52,894
POPULATION	303	30,602	154,871
AVERAGE HOUSEHOLD INCOME	$143,633	$161,178	$143,397

DEVELOPMENT PLAN



UNIT	AVE. SIZE	COUNT
COMMERICAL LOTS	0.5 - 2.0 AC	14
PERSONAL GARAGES	2,500 SQFT	24
PERSONAL GARAGES	3,500 SQFT	13

ASSUMING 1:1 PARKING STALLS PER UNIT. BASED ON STUDIO PARKING



DRIVE TIMES

18 Min. | Powers Blvd

27 Min. | Academy Blvd

28 Min. | USAFA

30 Min. | I-25

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