



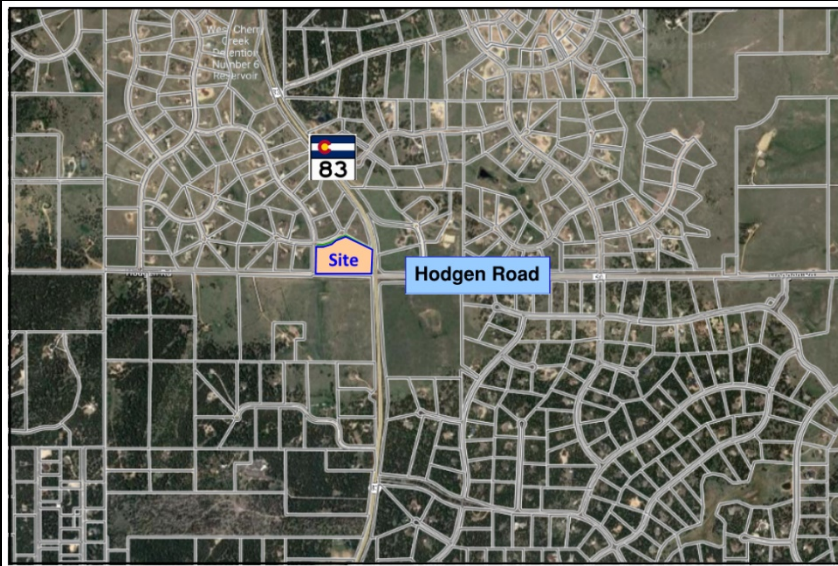
FOR SALE 8.35± Acres of Prime Highly Visible Commercial Land \$1,550,000

Strategic Location ♦ Path of Growth ♦ Area is Ripe for Development

Great Opportunity to Provide Needed Neighborhood Professional & Retail Services

NWC Highway 83 & Hodgen Road, Colorado Springs

www.cherrycreekcrossing.com



Location: Parcel #6122007015, 3415 Double Tree CT, 80921 Lot 11 Cherry Creek Crossing Filing No. 1

Rounded Demographic Data

	1 mile	3 miles	5 miles
Population	15,000	30,000	62,000
Median Age	40	42	43
Household Income	\$132,000	\$130,000	\$110,000
College Educated	93%	90%	88%
Properties	1,000	4,800	20,000
Home Value	\$685,000	\$625,000	\$525,000

Highly Visible Commercial Site with Excellent Property Attributes

- ♦ PUD Zoning: Very Flexible with Numerous Permitted Uses plus Approved Grading Plan
- ♦ Path of Significant Residential Growth Plus Commuter & Leisure Traffic Growth
- ♦ Primary N/S & E/W Travel Corridor Plus Full Movement Signaled Intersection
- ♦ Traffic Counts: ~15,000 AADT on Highway 83 plus ~8,000+ AADT on Hodgen Road
- ♦ High-Quality High-End Neighborhoods including Cherry Creek Crossing 110 homes + Flying Horse North, High Forest Ranch, Walden Preserve, Timber Meadows, Kings Deer & Others
- ♦ Great Opportunity to Provide Much Needed Neighborhood Services
- ♦ Electric, Gas and Voice/Data Available Plus Significant Water Rights 11.2 Acre Feet

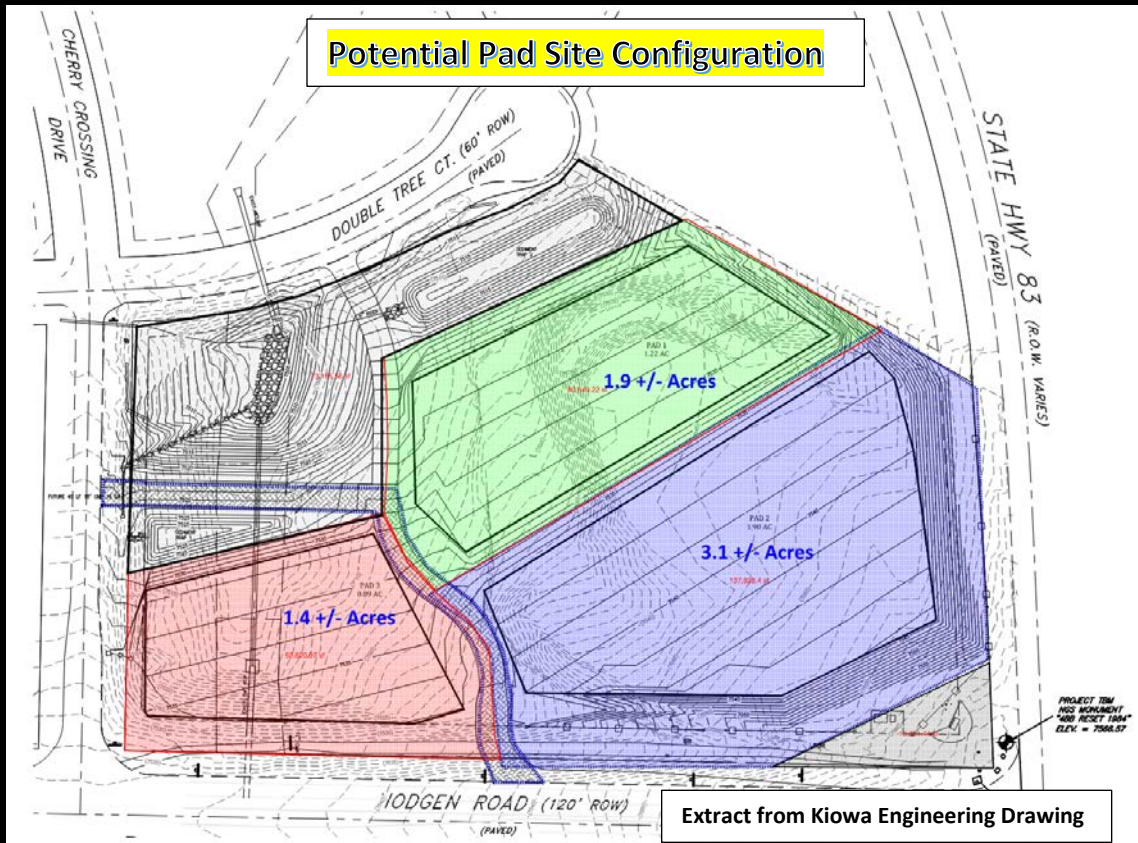


Information contained herein, while not guaranteed, is from sources we believe reliable. Price, terms, and conditions are subject to change without notice.

Commercial Real Estate, Development and Construction Management

Telephone: 719-886-6535 Cell: 719-351-8629

www.NLdevelopment.com wtimura@NLdevelopment.com



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Significant demand for convenient neighborhood services

Conceptual Neighborhood Services



No services are near the surrounding high-quality residential developments.

Closest gas station: 3.4 miles

Closest food offering: 3.4 miles

**Closest neighborhood services:
3.4 miles and 4.2 miles**

**Create a Neighborhood
Commercial Village**


NEXT LEVEL™
Development, Inc.

**Contact:
Wayne Timura**

**W - 719.886.6535
C - 719.351.8629**

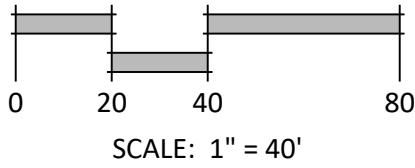
**wtimura@nldevelopment.com
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GENERAL SITE INFORMATION

	PAD ONE	PAD TWO	PAD THREE
BUILDING TYPE	Gas Station / Convenience	Daycare	Retail
LOT SIZE (Acres)	2.92	2.56	2.62
BUILDING AREA (SQFT)	5,106	10,000	7,500
PARKING STALLS (Req./Prov.)	17 / 19	25 / 25	25 / 25
ESTIMATED WATER USE (GPI)	510.6	1,500	750
SEPTIC TANK AREA (SQFT)	9,570	7,486	7,760



N.E.S. Inc.
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903

Tel. 719.471.0073
Fax 719.471.0267

www.nescolorado.com

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CHERRY CREEK CROSSING

COMMERCIAL PROPERTY

3415 DOUBLE TREE COURT

OTHER INFO

PROJECT INFO	DATE:	12.23.21
	PROJECT MGR:	A. BARLOW
	PREPARED BY:	T. KNAB

CONCEPT PLAN

DATE:	BY:	DESCRIPTION:
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ISSUE / REVISION		

SHEET TITLE	
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SHEET NUMBER	
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PLAN FILE #	
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