

FOR SALE



8.35 Acres of Prime Highly Visible Commercial Land

\$1,495,000

\$4.11 per square foot

Parcel #6122007015

Colorado Springs 382 Limited Partnership

3415 Double Tree CT, 80921

Lot 111 Cherry Creek Crossing Filing No. 1

www.cherrycreekcrossing.com



A rare commercial site in the path of residential growth between Colorado Springs and Franktown along Highway 83.

A great opportunity to develop much needed neighborhood services.

Excellent Property Attributes:

- **Upscale** SFR neighborhoods: Flying Horse North, High Forest Ranch, Kings Deer
- **PUD zoning** flexible for numerous uses
- **Full movement** signalized intersection
- **Primary** N/S and E/W travel corridor
~15,000 AADT on Highway 83
~8,000 AADT on Hodgen Road
- **Utilities** - Electric, Gas, Comcast on site
- **Water Rights** 11.2 acre feet included

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%
Single-family homes	1,000	4,800	20,000
Avg. Home value	\$890,000	\$810,000	\$680,000



Contact **Wayne Timura**, Colorado Real Estate Broker

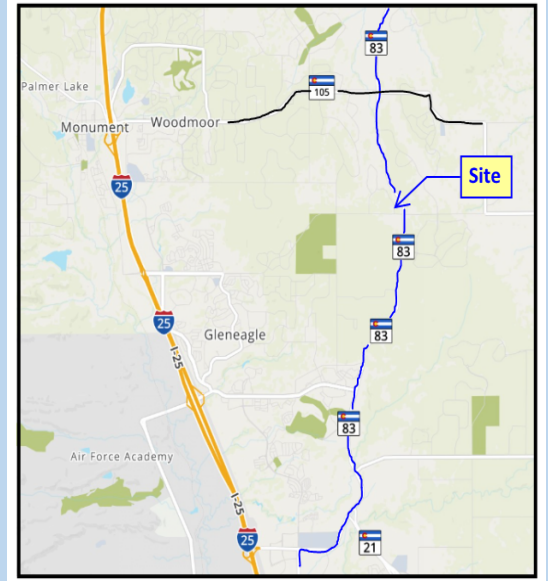
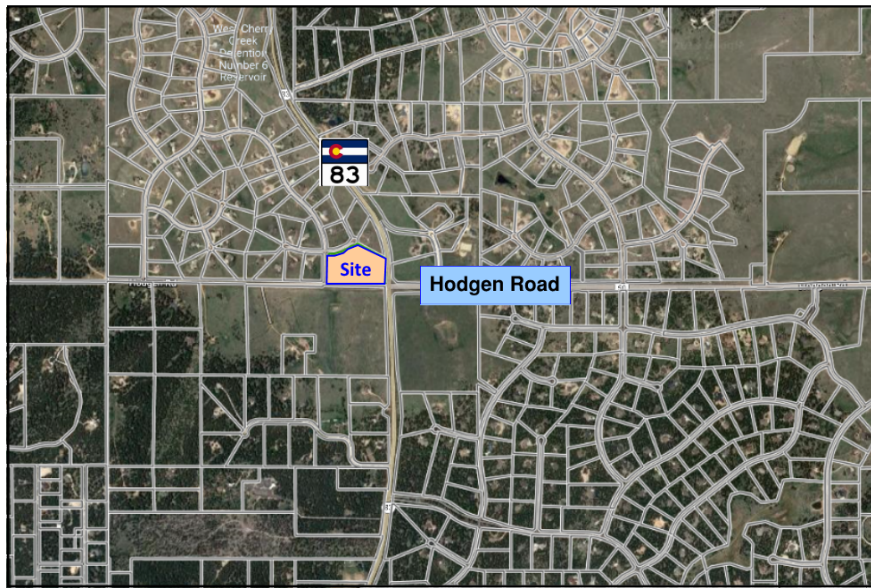
Telephone: 719-886-6535

Cell: 719-351-8629

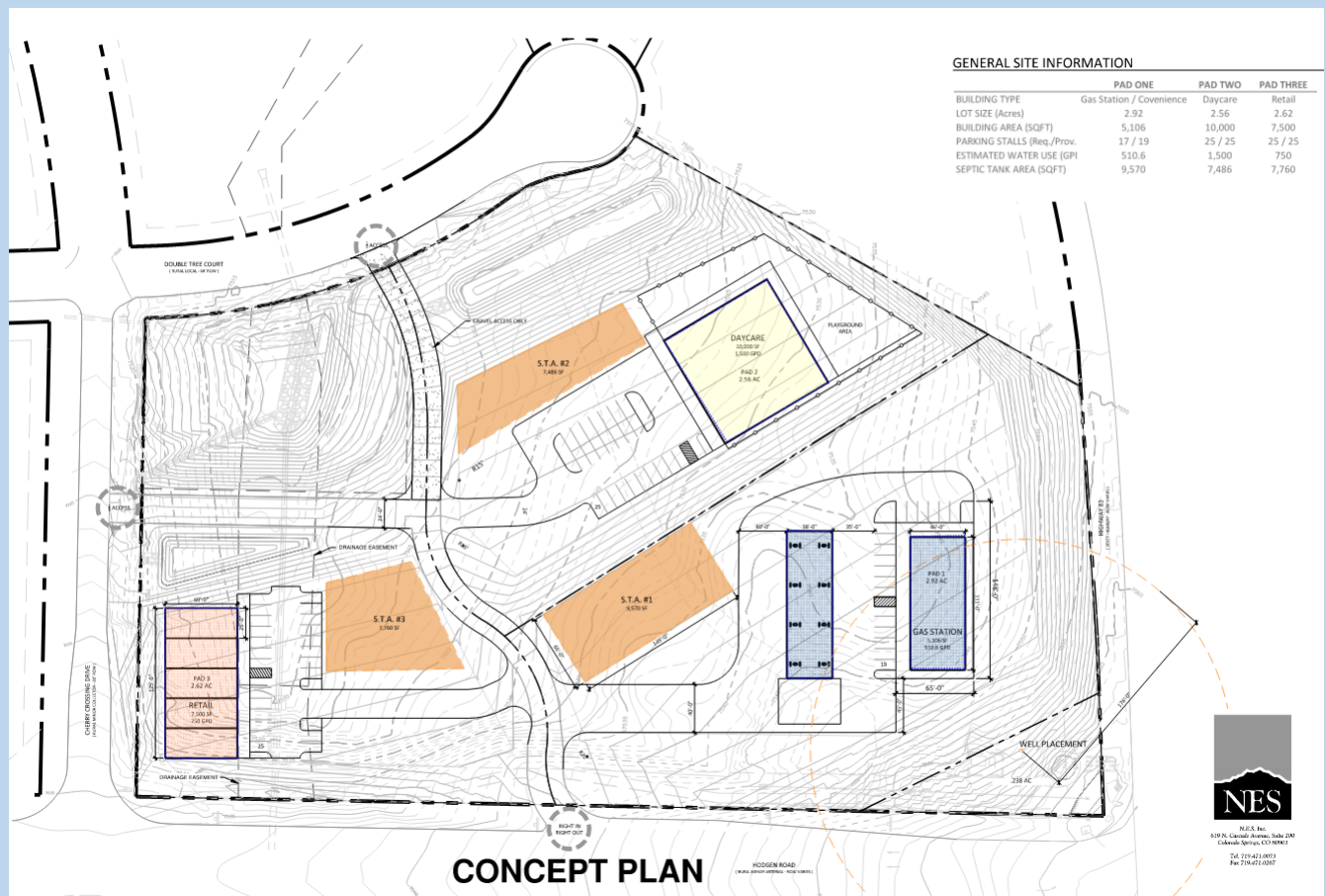
www.NLdevelopment.com

wtimura@NLdevelopment.com

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



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



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 wtamura@NLdevelopment.com

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
www.nldevelopment.com**