

FOR SALE



# RETAIL / OFFICE / MEDICAL OFFICE DEVELOPMENT SITE

## PROPERTY INFORMATION:

Falcon View- Colorado Springs, CO

Lot Size: 6.83 Acres (297,515 SF)

Zoning: PUD - Retail / Office

Price: \$2,529,000 (\$8.50 SF)

## FEATURES:

- Tremendous development site with great I-25 access
- 6.83 acres zoned PUD ready for retail / office development.
- High daily traffic counts.
- 3 mile radius median household income of \$99,345 / Year.
- Strong North El Paso County demographics



For information contact:

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- Excellent frontage/visibility from I-25
- Situated less than 5 minutes from both the Baptist Road and Northgate Exits
- Daily traffic volume on I-25 in front of property nearly 75,000 cars
- Perfect Retail/Office opportunity
- Maximum Structure Height 45'
- Proposed Uses: Office/Medical, Retail, Hotel, Church



**Nearest Tracked Intersection Traffic Counts 2005**

Baptist Rd. & Jackson Creek Pkwy	18,527 vpd
I-25 & /Baptist Rd.	73,467 vpd

Demographics	3 MILE	5 MILE	10 MILE
Population	20,260	40,110	140,441
Total Households	7,107	13,138	48,264
Median HH Income	\$99,345	\$96,602	\$81,879

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**View To The West From Site**