

Northeast Colorado Springs  
**Pad Sites Available**  
NWC of Woodmen Rd &  
Marksheffel Rd  
Colorado Springs, CO 80908

# Woodmen Heights



NAI Highland, LLC  
Commercial Real Estate Services. Worldwide  
Two North Cascade Avenue, Suite 300  
Colorado Springs, CO 80903

**+1 719 577 0044**

[www.highlandcommercial.com](http://www.highlandcommercial.com)  
J 02/28/2023

## Property Features

- Pad sites for sale and ground lease
- Strong residential growth along corridor
- Flexible PUD zoning allows for many uses
- Excellent visibility & access to N Woodmen Rd
- Marksheffel extension to Vollmer Rd planned
- Over 53,000+ Vehicles per Day (VPD)

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SCAN ME

**NAI Highland**

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# Woodmen Heights

Concept Plan

## Pad Sites for Sale and Ground Lease

(Delivered as finished lots, can  
be combined, potential for Build  
To Suit)

## Estimated Delivery

Q3 2020

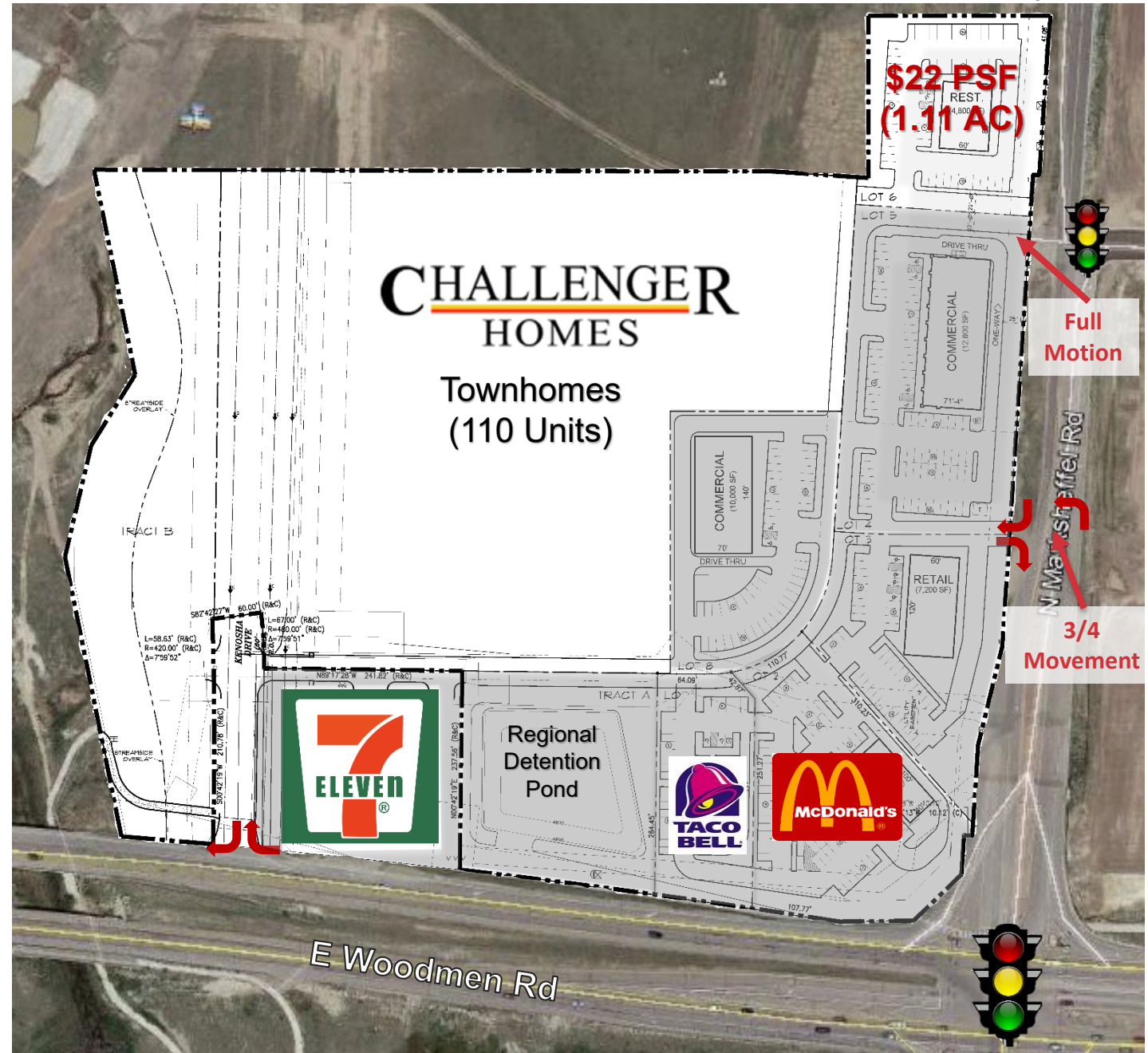
- Major Intersection!
- Robust Traffic Counts
- Strong Residential Growth
- Great Demographics

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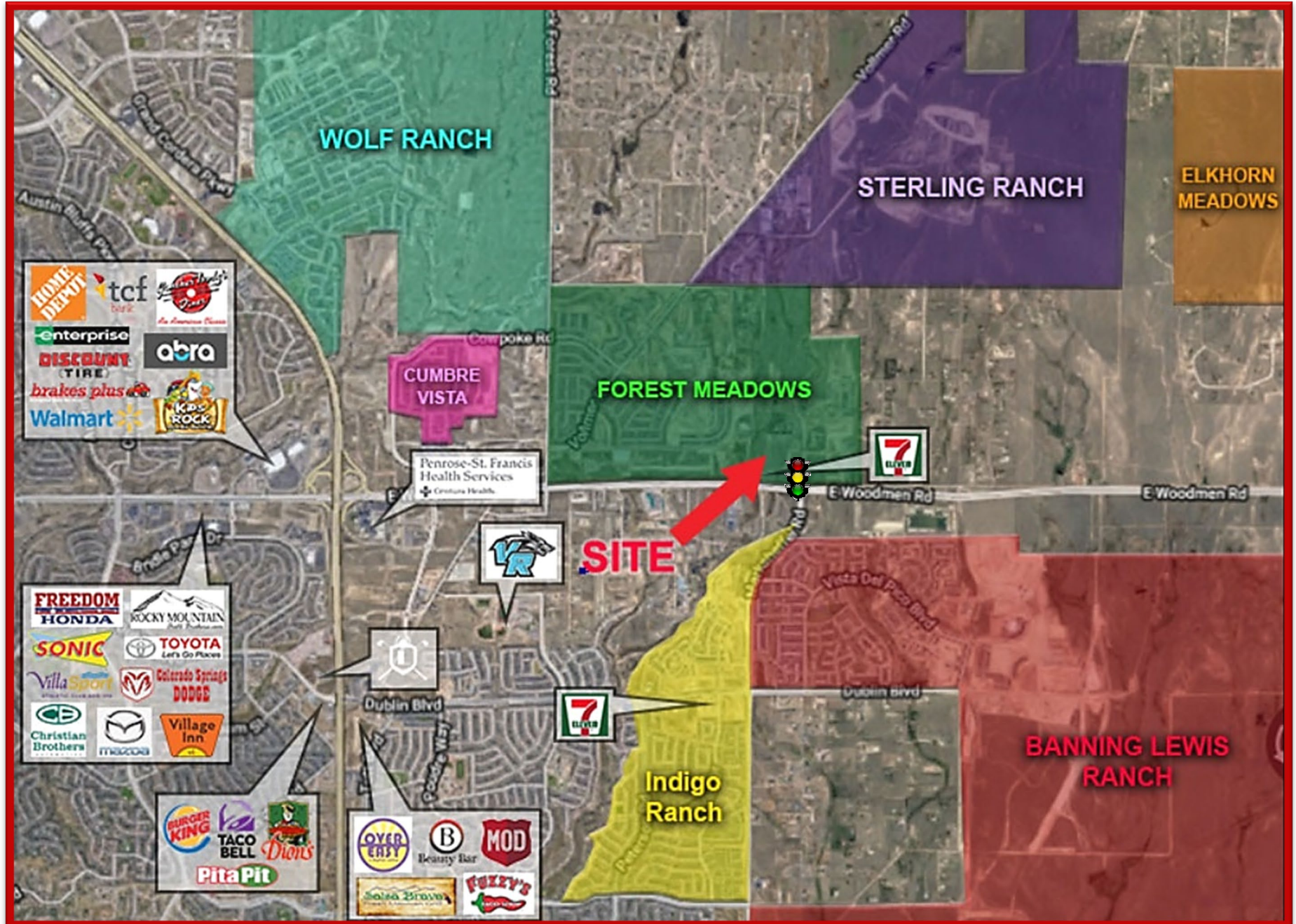
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THIS STATEMENT WITH THE INFORMATION IT CONTAINS IS GIVEN WITH THE UNDERSTANDING THAT ALL NEGOTIATIONS RELATING TO THE PURCHASE, RENTING, OR LEASING OF THE PROPERTY DESCRIBED ABOVE SHALL BE CONDUCTED THROUGH THIS OFFICE. THE ABOVE INFORMATION WHILE NOT GUARANTEED WAS SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE.

# Northeast Colorado Springs Pad Sites Available

# Woodmen Heights

Penrose-St. Francis  
Health Services



**BANNING LEWIS RANCH**  
AN OAKWOOD HOMES COMMUNITY

- Fronts rapidly growing Woodmen Corridor at signalized intersection
- Near St. Francis Hospital and several of the fastest growing developments in El Paso County
- Booming residential growth surrounding site

## Market Profile

	1 mile	3 miles	5 miles
2022 Total Population	9,488	62,895	170,217
2027 Total Population	20,484	67,998	181,937
2022 Total Hhlds	2,962	21,074	59,801
2027 Total Hhlds	3,248	22,653	63,627
2022 Avg Hhld Income	\$145,296	\$136,457	\$129,337
2027 Avg Hhld Income	\$168,210	\$156,496	\$149,596
2022 Avg Home Value	\$445,524	\$427,723	\$412,542
2027 Avg Home Value	\$479,228	\$468,938	\$468,140
2022 Total Businesses	63	1,092	3,702
2022 Total Employees	451	6,897	32,263

