

LAND FOR SALE



Subject Property



**NWC Palmer Park Blvd & Powers Blvd,
Colorado Springs, CO**

LAND SPECIFICATIONS

- ❖ Zoned: PBC (Retail & Office)
- ❖ Pad Sites: Starting from 40,000 SF
- ❖ **Price: \$10.00 - \$16.00 PSF**

TRAFFIC COUNTS

Powers Blvd 62,763 VPD

Palmer Park Blvd 19,963 VPD



James E. Spittler, Jr., SIOR

Principal | Founder

+1 719 667 6877

Spittler@highlandcommercial.com

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

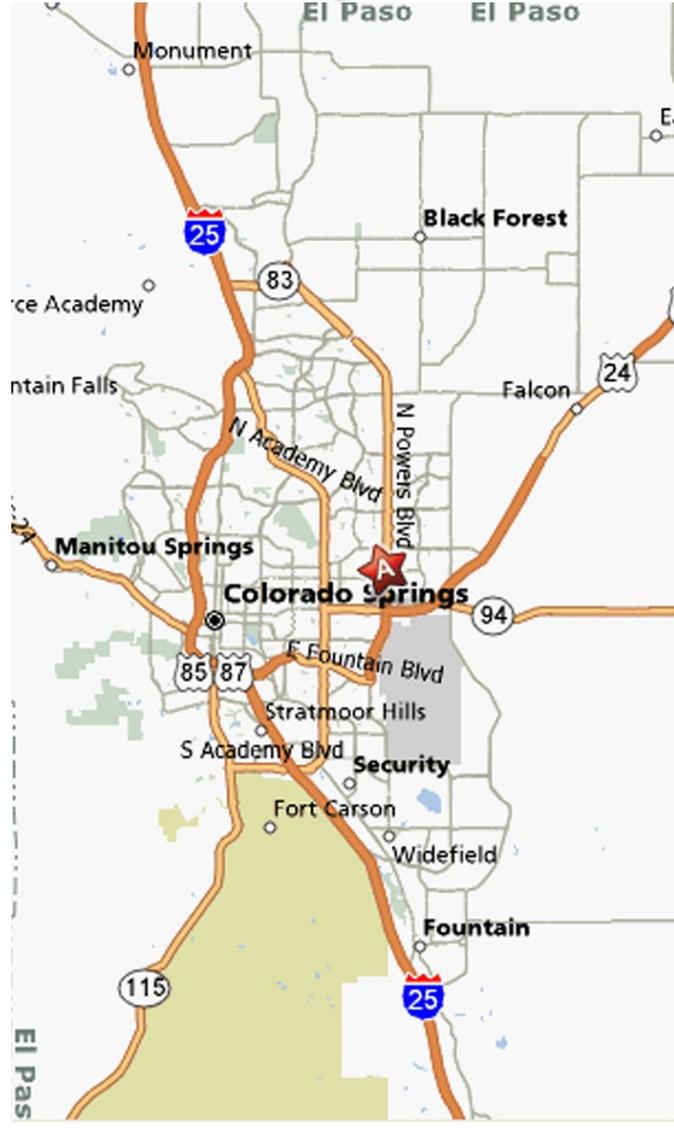
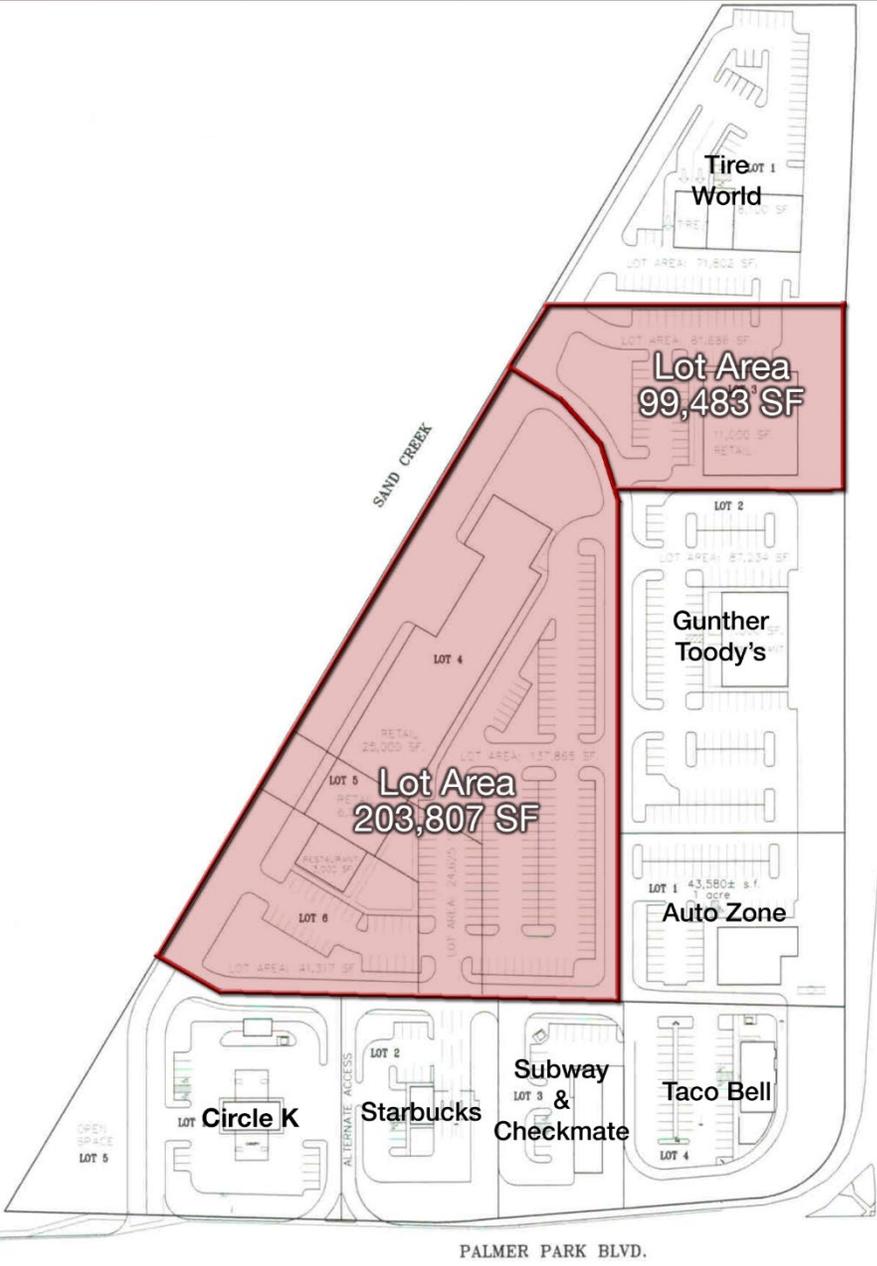
10/17/2023

DISCLAIMER: NAI HIGHLAND, LLC OBTAINED THIS INFORMATION FROM SOURCES WE BELIEVE TO BE RELIABLE. HOWEVER, WE HAVE NOT VERIFIED ITS ACCURACY AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS SUBMITTED SUBJECT TO THE POSSIBILITY OF ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE. WE INCLUDE PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES FOR EXAMPLE ONLY, AND THEY MAY NOT REPRESENT CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. YOU AND YOUR TAX AND LEGAL ADVISORS SHOULD CONDUCT YOUR OWN INVESTIGATION OF THE PROPERTY AND TRANSACTION. LISTING BROKER IS ALSO A PART OWNER IN THIS PROJECT.

LAND FOR SALE

CONCEPT PLAN

VICINITY MAP



DEMOGRAPHICS (2023)

1 Mile 3 Miles 5 Miles

 107,888 258,259 592,288
POPULATION

 42,036 102,065 230,937
HOUSEHOLDS

 \$75,545 \$78,738 \$90,722
AVG HHLID INCOME

Exclusively Marketed By:

James E. Spittler, Jr., SIOR

Principal | Founder

+1 719 667 6877

Spittler@highlandcommercial.com