

Sterling Ranch Commercial

Multi-Use Pad Sites For Sale
SEC Vollmer Rd & Marksheffel Rd
Colorado Springs, CO 80908



Available Pad Sites:

Pad Sites Depicted Are Concept Plan Only
15 Separate Lots: 0.52 – 1.90 Acres
Pad Sites Can Be Sized Appropriately Pursuant
to Buyer's or Tenant's Individual Needs

Zoning:

PUD (Planned Unit Development)
El Paso County

Sale Price:

Call Broker For Pricing

Ideal Uses:

Convenient Store | Car Wash | Quick Service
Restaurants | Multi-Tenant Retail | Bank |
Financial Center | Automotive Services |
Salon & Spa | Specialty Grocer | Fitness
Center | Full-Service Restaurants

NEIGHBORHOOD DEMOGRAPHICS



POPULATION



HOUSEHOLDS



AVERAGE
HOME VALUE



AVERAGE
HOUSEHOLD INCOME



PROJECTED GROWTH
2023 TO 2028



TRAFFIC COUNTS
2,971 v.p.d. (2022)

	POPULATION	HOUSEHOLDS	AVERAGE HOME VALUE	AVERAGE HOUSEHOLD INCOME	PROJECTED GROWTH 2023 TO 2028
1 Mile	7,919	2,619	\$593,042	\$142,526	2.24%
3 Miles	70,690	23,779	\$509,229	\$145,456	2.61%
5 Miles	170,537	60,321	\$485,069	\$136,947	1.60%

Vollmer Road
16,880 v.p.d. (2022)
Vollmer Rd & Black
Forest Rd

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.

Mark Useman

Senior Broker

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LOT LEGEND

LOT NO.	ACRES
1	0.52
2	1.80
3	1.90
4	1.00
5	1.60
6	1.50
7	0.83
8	0.90
9	0.90
10	0.92
11	1.12
12	1.13
13	0.91
14	0.92
15	0.94

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