

PUD Zoned Development Site - 13 Acres

PALMER LAKE LAND FOR SALE

HIGHWAY 105
PALMER LAKE, CO 80133

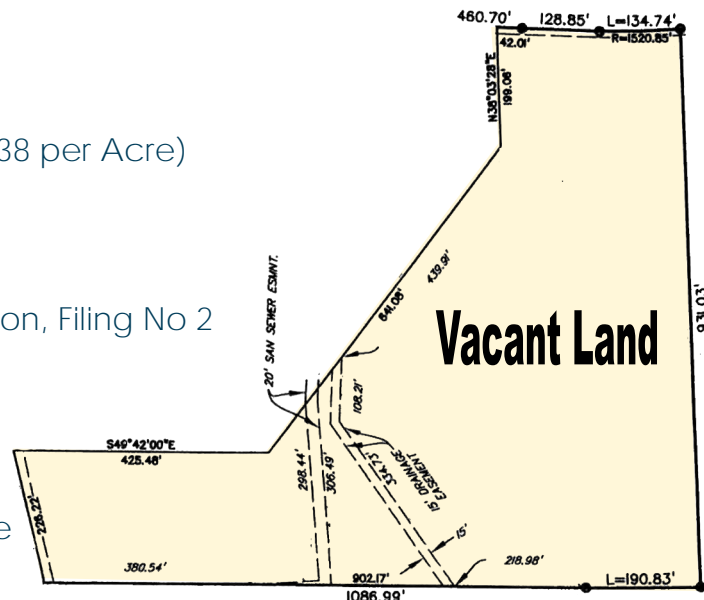
PRICE REDUCED



PROPERTY INFORMATION

SIZE: 13 Acres
SALE PRICE: ~~\$1,350,000~~ **\$1,125,000** (\$86,538 per Acre)
TAX SCHEDULE NO: 71090-12-011
ZONING: PUD (Town of Palmer Lake)
LEGAL DESCRIPTION: Lot 2, Rancho Iracema Subdivision, Filing No 2
TAXES: \$3,650 (2015)

Fully platted lot zoned PUD to allow detached, attached or multifamily residential use as well as numerous non-residential commercial uses. Nearly 1,100 feet of frontage on Highway 105.



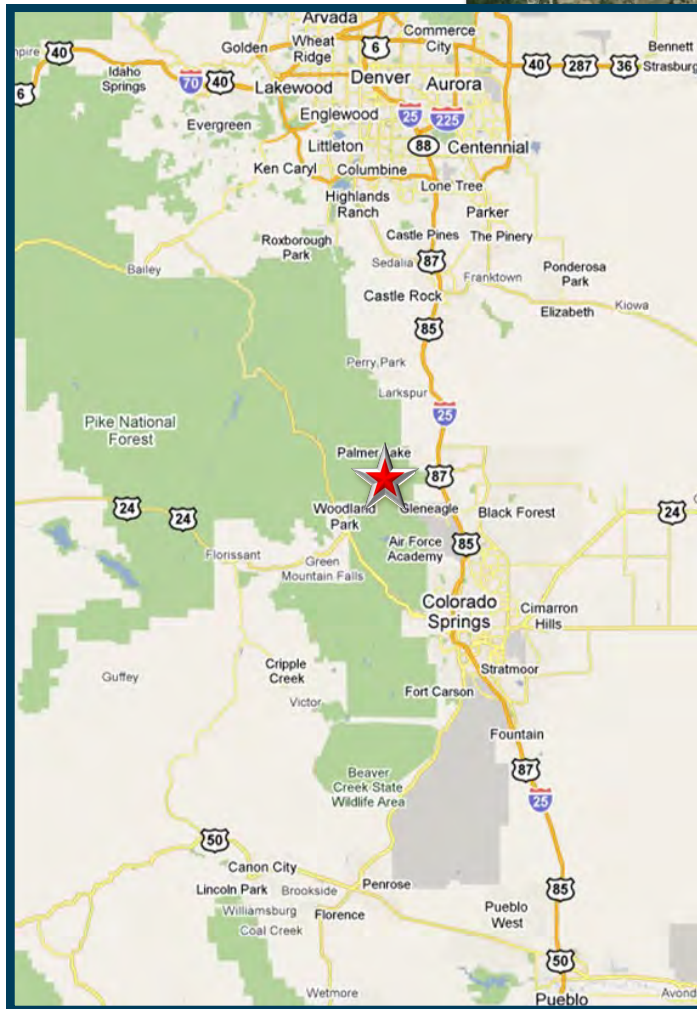
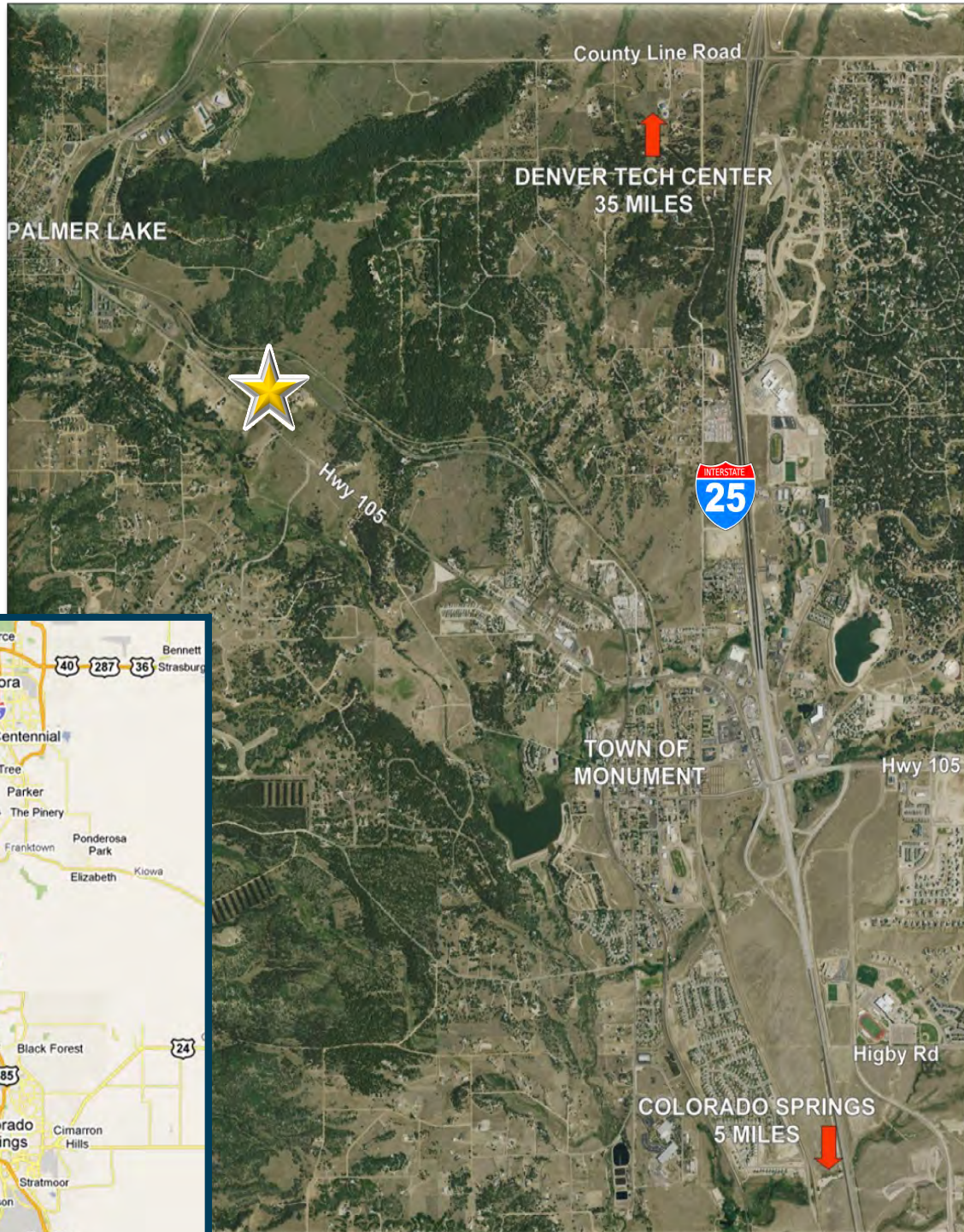
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13 Acres PUD Zoned Development Site

Easily accessible and less than 3 miles from two I-25 exits in Palmer Lake and Monument, the Site is strategically located about mid-way between Colorado Springs and south Denver, the two most populous cities in Colorado, and in the heart of the highest business and residential growth corridor.



DEMOGRAPHICS / 2015 Estimate

RADIAL DISTANCE (5 MILES)

Population	Avg HH Income	No of Households
23,128	\$116,995	8,203

DRIVE TIME (15 Minutes)

Population	Avg HH Income	No of Households
39,616	\$120,140	13,713

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