



OLIVE
REAL ESTATE
GROUP, INC.

MULTI-FAMILY LAND FOR SALE

APPROVED DEVELOPMENT PLAN
E. FOUNTAIN BLVD, COLORADO SPRINGS, CO 80910



PROPERTY INFORMATION

Sale Price: \$2,077,000

Land: Approximately 8.67 Acres

Seller will not Subdivide

Parcel A: 5.45 Acres; No: 6422301164

Parcel B: 3.23 Acres; No: 6422301163

Zoning Parcel A: PUD

Zoning Parcel B: OC

Approved for twenty-seven (27)

four (4) plex buildings

108 Units, 2 BR/2 BA

South East Opportunity Zone

Located in Harrison School District 2

Colorado Springs Services

Demographics

	1 Mile	3 Mile	5 Mile
Population			
2019 Est. Population	15,452	119,393	287,613
Households			
2019 Est. HHs	8,570	46,597	99,577
2019 Est. Avg. HH Income	\$50,076	\$52,410	\$64,644
	5 Min	10 Min	15 Min
Drive Times			
2019 Est. Population	29,492	129,684	283,885
2019 Est. HHs	12,035	53,111	119,792
2019 Est. Avg. HH Income	\$50,016	\$53,904	\$65,306

Source: 2019 US Estimate, All Rights Reserved, LoopNet

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