

PAD SITES AVAILABLE FOR SALE

INTERQUEST TOWN CENTER

9733 Federal Dr.; 10859-10885, 10937 & 10833 New Allegiance Dr.
 Colorado Springs, Colorado 80921

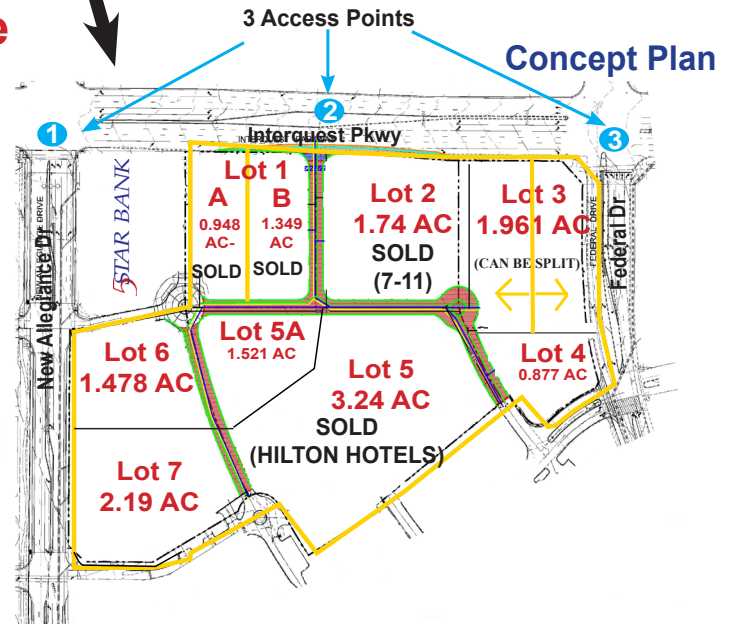


Property Features

City/County	Colorado Springs/El Paso
Pad Site Sizes	Varies from 0.877 AC to 2.3 AC
Zoning	PUD (Planned Unit Development)

± 15.296 Acres of Pad Sites For Sale

The InterQuest Town Center, 19.523 total acres, is located in InterQuest Development, a mixed-use park of office, retail, lodging, entertainment and living. Situated on the southwest corner of InterQuest Parkway and Federal Drive, the site enjoys significant frontage along InterQuest Parkway and access from both the east and west from Federal Drive and New Allegiance Drive, respectively. Unparalleled freeway access via the I-25/Interquest Parkway interchange, exit 153, and unobstructed mountain views round out the site's ideal location. There are also three separate access roads to and from Interquest Parkway into the site. A broad range of uses are allowed on this parcel including office, medical, retail, food sales and restaurants, certain automotive, daycare and schools. Senior living, apartments and townhomes are also permitted uses.



*UC = Under Contract

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PROPERTY FEATURES

Pad Sites Available: 0.877 AC to 2.30 AC
 Sales Pricing: \$22.00 to \$34.00 PSF
 Pad Site Land Leases: Available - Call to discuss
 Zoning: PUD (Planned Unit Development)
 Commercial, retail, office, multi-family, mini storage sites, etc. available.
 Interquest Parkway Access: There are three access points from Interquest Parkway into and out of the site.

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DEMOGRAPHICS

2019	1 MILE	3 MILE	5 MILE
2019 Population	425	35,562	110,274
Avg HH Income	\$120,830	\$133,155	\$117,686
Median HH Income	\$102,500	\$113,934	\$99,051
No. of Households	173	12,938	38,530

PAD SITE PRICING TABLE

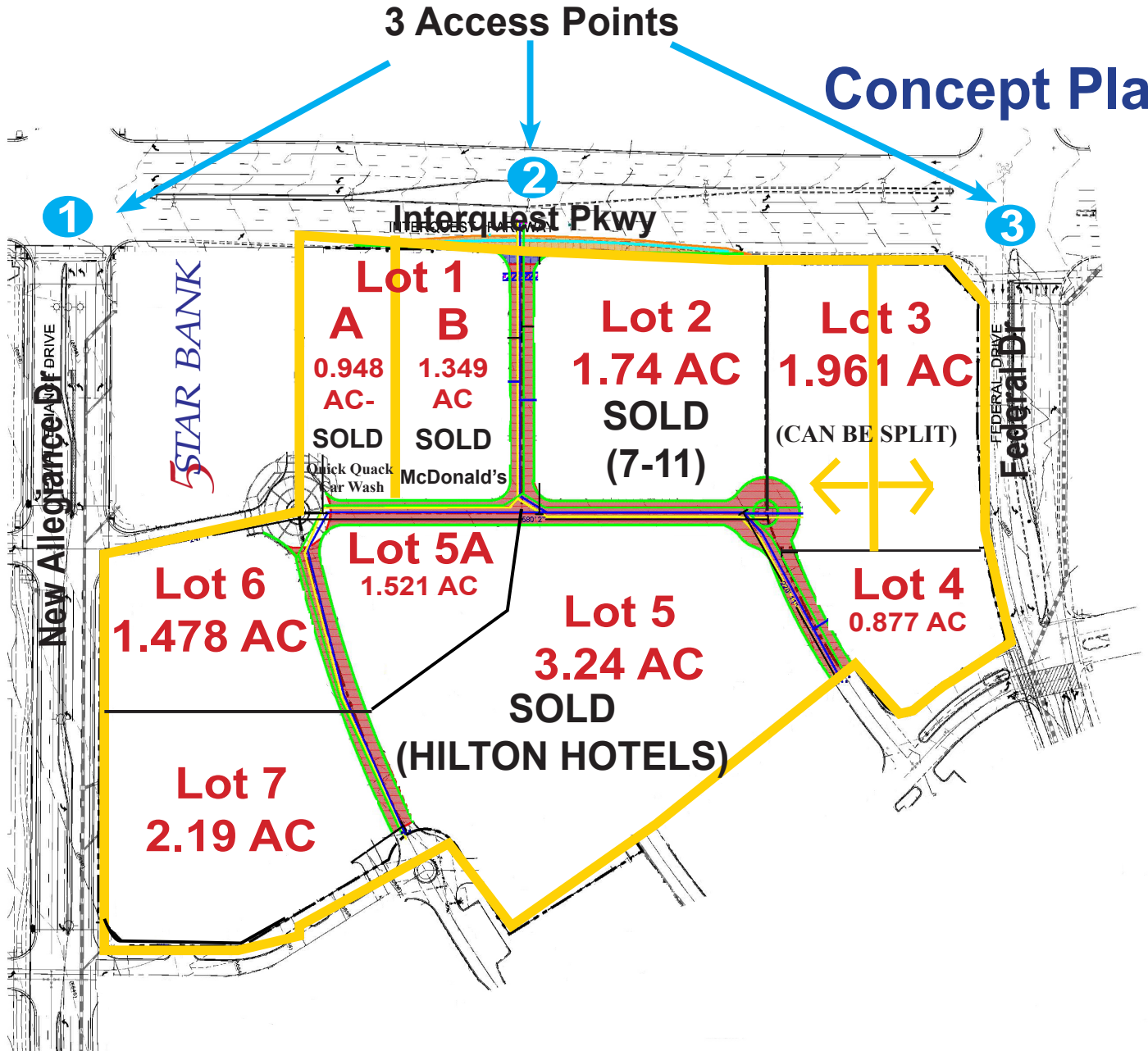
Lot 1 A & B	2.297 AC	Sold
Lot 2	1.74 AC	Sold
Lot 3	1.961 AC	\$34 PSF
Lot 4	0.877 AC	\$22-\$25 PSF
Lot 5 & 5A	3.24 (Sold) & 1.521 AC	\$22 PSF
Lot 6	1.478 AC	\$22 PSF
Lot 7	2.19 AC	\$22 PSF

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Concept Plan



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