

Woodmen Heights

NAI Highland, LLC Commercial Real Estate Services. Worldwide Two North Cascade Avenue, Suite 300 Colorado Springs, CO 80903

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Property Features

- · Pad sites for sale and ground lease
- Strong residential growth along corridor
- Flexible PUD zoning allows for many uses
- Excellent visibility & access to N Woodmen Rd
- Marksheffel extension to Vollmer Rd planned
- Over 53,000+ Vehicles per Day (VPD)

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Northeast Colorado Springs Pad Sites Available

Woodmen Heights

Pad Sites for Sale and Ground Lease

(Delivered as finished lots, can be combined, potential for Build To Suit)

Estimated Delivery

- Major Intersection!
- Robust Traffic Counts
- Strong Residential Growth
- Great Demographics

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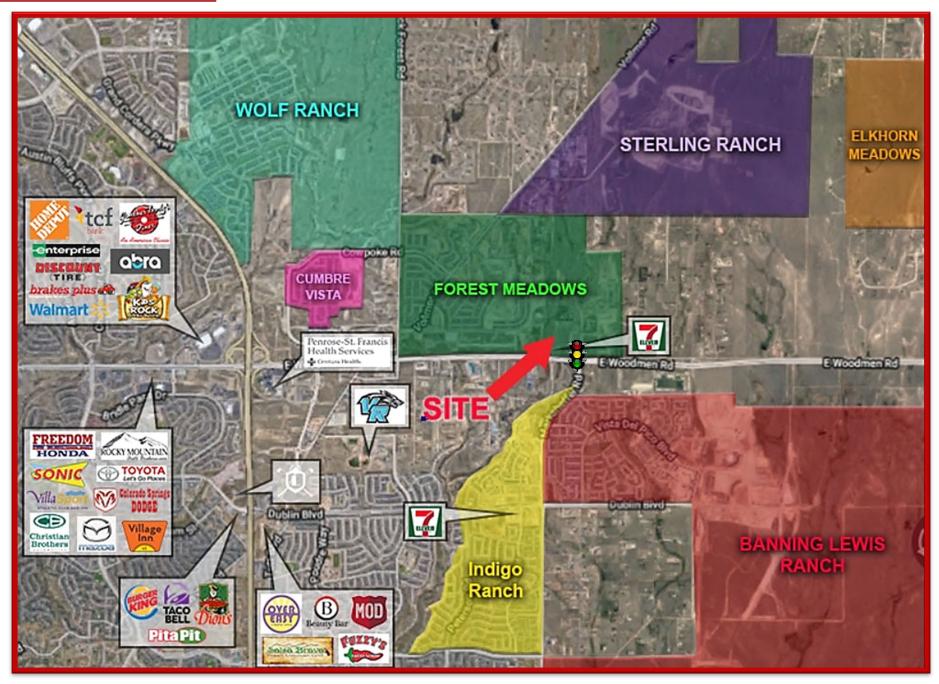




Concept Plan

Northeast Colorado Springs Pad Sites Available

Woodmen Heights



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.

Northeast Colorado Springs **Pad Sites Available**

Woodmen Heights



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Health Services

- Centura Health.

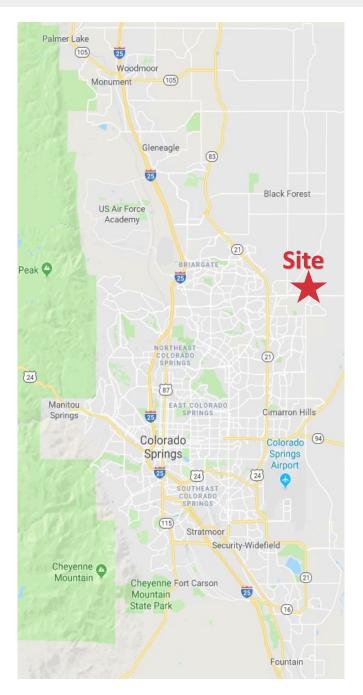


BANNING LEWIS RANCH AN OAKWOOD HOMES COMMUNITY

- Fronts rapidly growing Woodmen Corridor at signalized intersection
- Near St. Francis Hospital and several of the fastest growing developments in El Paso County

Booming residential growth surrounding site

i Market Profile			
	1 mile	3 miles	5 miles
2019 Total Population	7,023	53,329	155,566
2024 Total Population	8,445	63,373	177,219
2019 Total Hhlds	2,292	17,845	53,983
2024 Total Hhlds	2,752	21,205	61,307
2019 Avg Hhld Income	\$113,514	\$108,426	\$105,842
2024 Avg Hhld Income	\$128,065	\$121,989	\$119,891
2019 Avg Home Value	\$434,254	\$396,515	\$370,716
2024 Avg Home Value	\$509,599	\$474,637	\$439,849
2019 Total Businesses	47	633	2,510
2019 Total Employees	317	6,021	30,136



Market Profile & Traffic Counts courtesy of BAO ESRI.