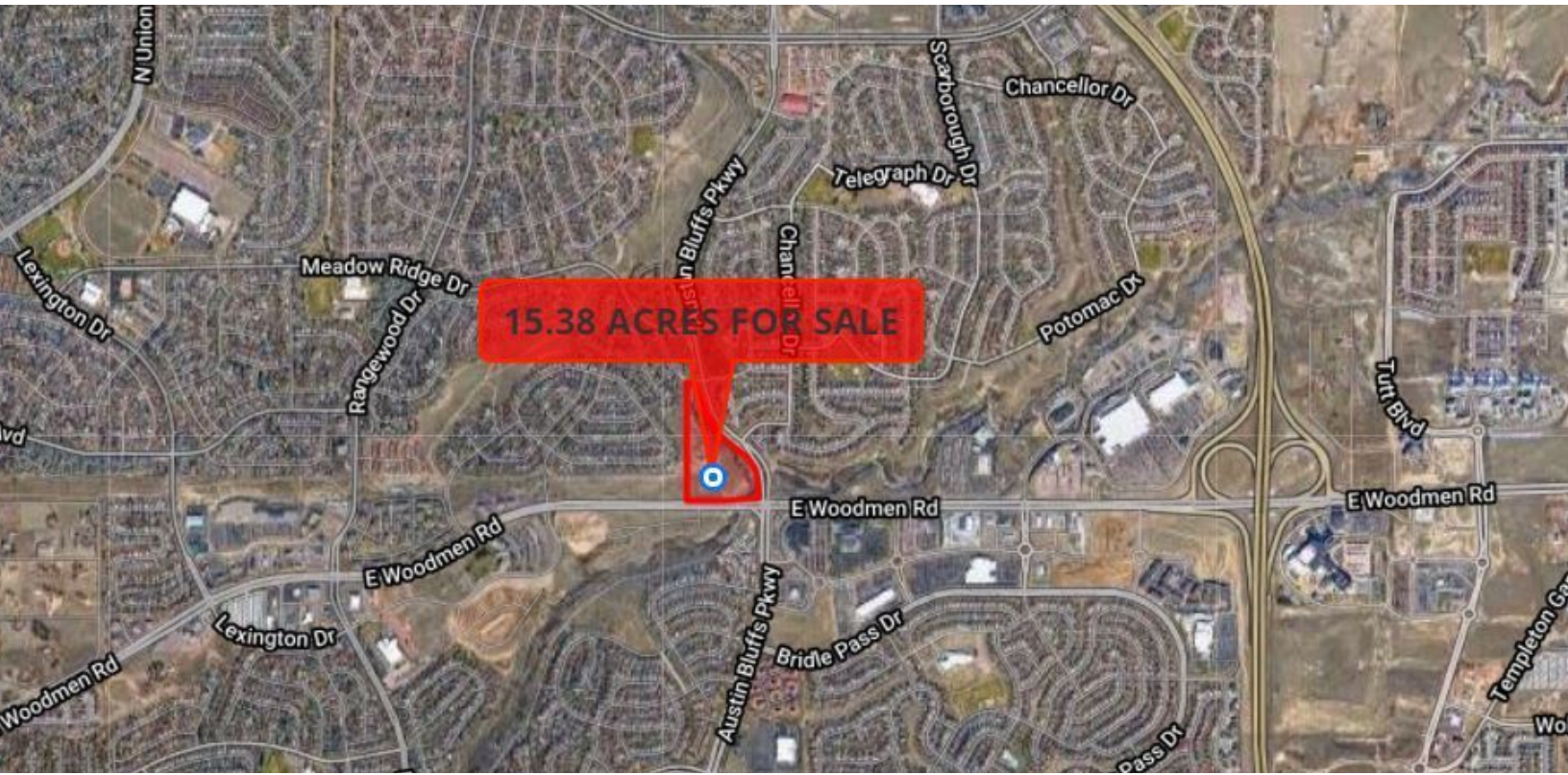


REZONE TO MULTIFAMILY!

NWC Woodman & Austin Bluff Parkway, Colorado Springs, CO 80920

FOR SALE



PROPERTY DESCRIPTION

Full Due Diligence Package Available!

PROPERTY HIGHLIGHTS

- Site was approved for a restaurant and event center
- Highest and best use is a rezone to high density Multifamily site
- Located in Academy 20 School District
- **Motivated Ownership!**
- **Priced to move quickly!**
- Great views and location on the North side of Colorado Springs
- Already existing connectivity to trails and the drainage creek along side of Austin Bluffs Parkway

OFFERING SUMMARY

Sale Price:	\$2,500,000
Lot Size:	15.38 Acres
Price / SF:	\$3.73



TOM KAUFMAN

303.669.8118

tkaufman@antonoff.com

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ANTONOFF
& CO. BROKERAGE INC.

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2020 Population	16,838	121,111	215,143
2025 Population Projection	18,088	130,929	232,547
Annual Growth 2020 - 2025	1.5%	1.6%	1.6%
2020 Households	5,699	43,292	80,066
Annual Growth 2020 - 2025	1.5%	1.6%	1.6%
Average Household Income	\$106,746	\$105,201	\$99,276
Businesses	303	3,941	8,351
Employees	3,475	34,947	81,706

TRAFFIC COUNT	
E. Woodmen Rd. W of Austin Bluffs Pkwy.	35,132/vpd
E. Woodmen Rd. W of Lee Vance Vw	30,889/vpd
Austin Bluffs Pkwy S of Big Timber Dr.	20,395/vpd

* Demographics and Traffic Counts provided by CoStar

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