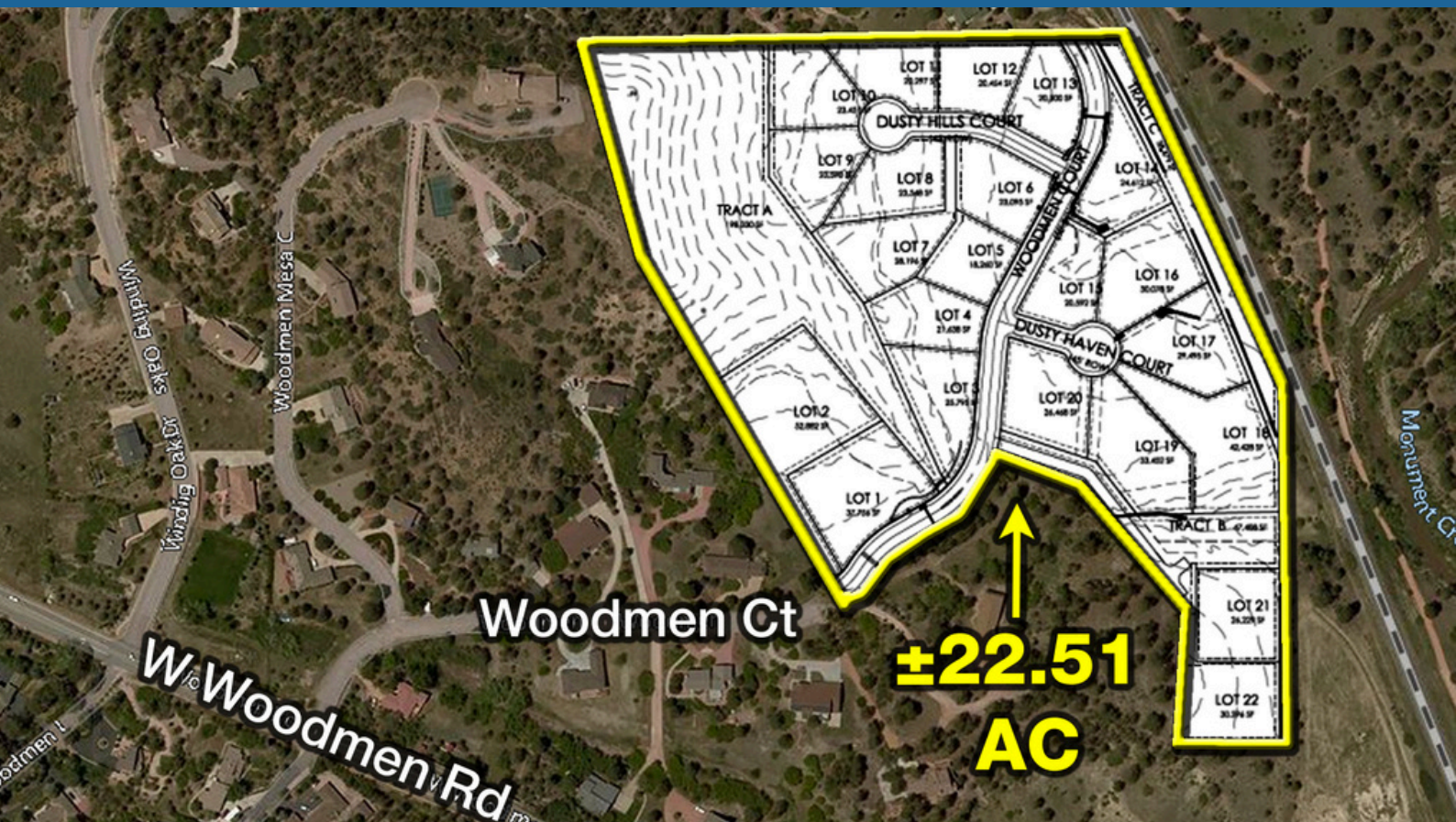


FINISHED RESIDENTIAL LOTS IN NW COLORADO SPRINGS



Stage Station at Woodmen Valley

Woodmen Ct & W Woodmen Rd :: Colorado Springs, CO 80919

Property Information

- Overall property consists of ± 22.51 acres located east & southwest of Woodmen Court and is fully approved for 22 single family detached lots.
- **WE HAVE TWO (2) CUSTOM LOTS AVAILABLE**
- Prestigious Academy District #20 Schools
- Highly desirable infill location within beautiful Woodmen Valley in NW Colorado Springs
- One of the few remaining developable parcels west of I-25 in Colorado Springs
- Contact Brokers for Details!



2 N Cascade Avenue, Ste 300 : Colorado Springs, CO 80903

+1719 577 0044

highlandcommercial.com

NAIHighland

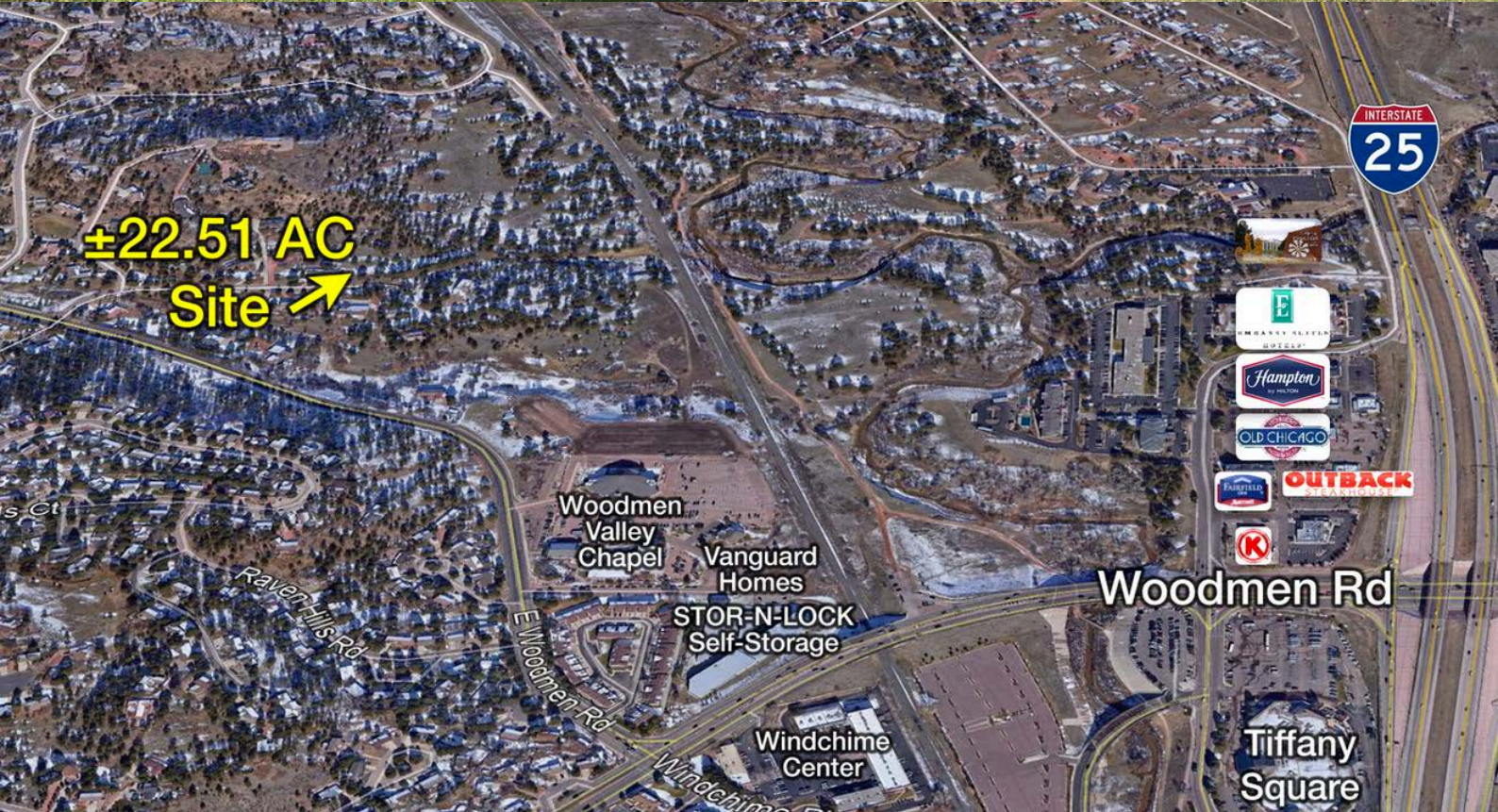


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10/01/2024



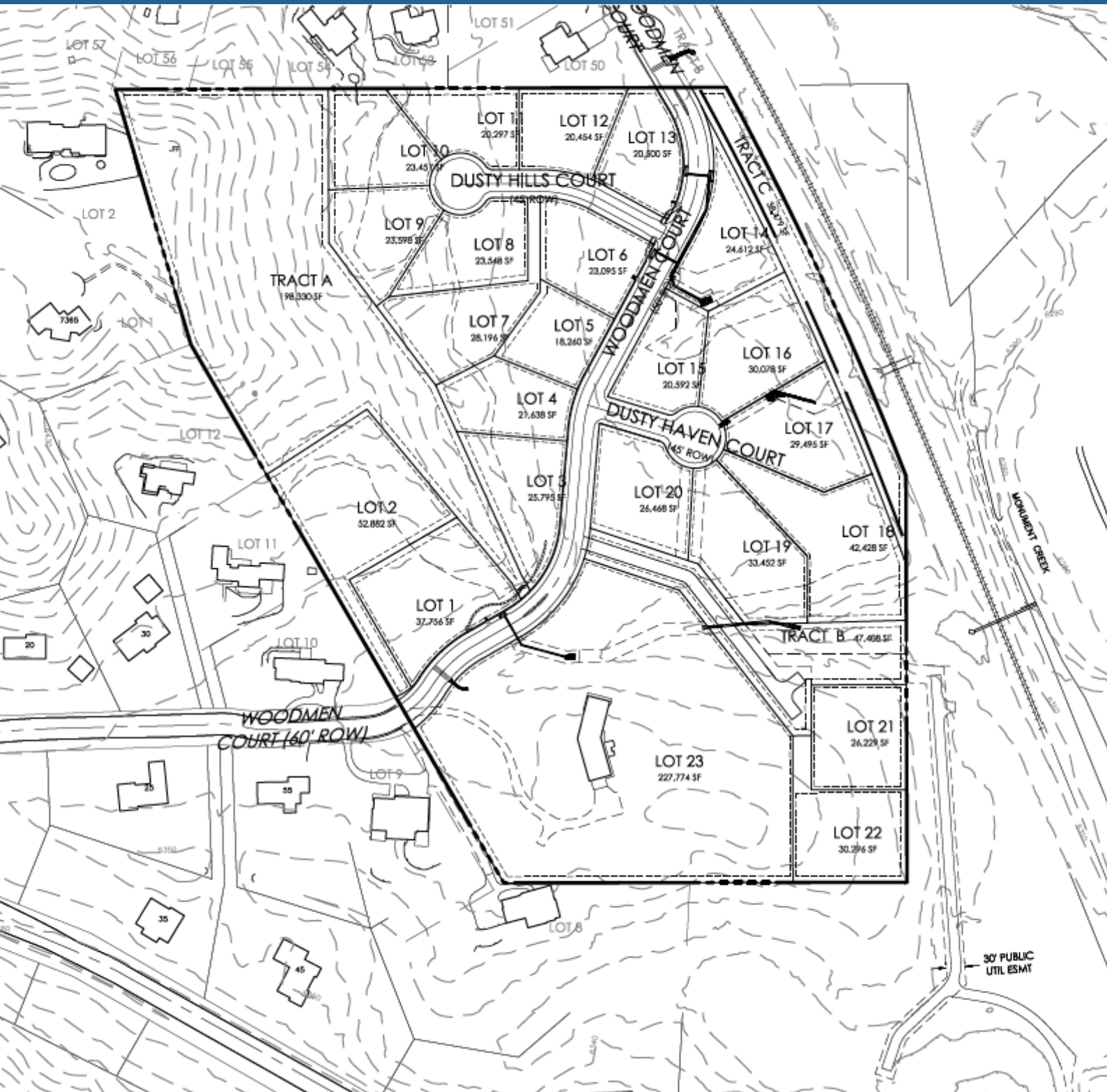
Demographics (2024)

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------------------|-----------|-----------|-----------|
| Population | 6,287 | 53,371 | 156,289 |
| Households | 2,599 | 21,869 | 62,254 |
| Average Home Value | \$500,277 | \$446,679 | \$429,588 |
| Average Household Income | \$122,259 | \$108,674 | \$109,113 |
| Businesses | 439 | 4,985 | 12,320 |
| Employees | 4,802 | 43,780 | 103,899 |

WE OBTAINED THE INFORMATION ABOVE FROM SOURCES WE BELIEVE TO BE RELIABLE. HOWEVER, WE HAVE NOT VERIFIED ITS ACCURACY AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS SUBMITTED SUBJECT TO THE POSSIBILITY OF ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE. WE INCLUDE PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES FOR EXAMPLE ONLY, AND THEY MAY NOT REPRESENT CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. YOU AND YOUR TAX AND LEGAL ADVISORS SHOULD CONDUCT YOUR OWN INVESTIGATION OF THE PROPERTY AND TRANSACTION.

Stage Station at Woodmen Valley

FINISHED RESIDENTIAL LOTS IN NW COLORADO SPRINGS



Available Lots

Lot 1 | 0.866 AC | 37,756 SF | \$380,000.00 **Lot 7 | 0.647 AC | 28,196 SF | \$250,000.00**

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