

For Sale

19350 Hwy. 24

Woodland Park, CO 80863



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COMMERCIAL PARTNERS

Investing in the future through people



STEPHEN SWIATEK

719.650.3884

stephen@thrivecommercialpartners.com



4.75 Acres | SC Zoning Near Safeway | Woodland Park Commercial Development Opportunity

Rare opportunity to acquire a 4.75-acre commercial parcel in Woodland Park, Colorado—strategically positioned along a primary corridor serving both local residents and the steady flow of traffic between Colorado Springs and the surrounding mountain communities. Woodland Park continues to benefit from strong tourism, commuter accessibility, and limited commercial land supply, driving consistent demand for well-located development sites.

Zoned Service Commercial (SC), the property allows for a wide range of uses including retail, medical, office, hospitality, and service-oriented businesses. The site's size and configuration provide flexibility for a variety of development layouts, from single-user concepts to multi-tenant commercial projects designed to capture both daily local traffic and destination visitors. The property is located in close proximity to Safeway, along with other established retailers, schools, and UCHHealth Pikes Peak Regional Hospital—providing a strong base of year-round traffic and consumer activity. This positioning enhances visibility, accessibility, and long-term viability for a wide range of commercial uses.

With minimal competing inventory and increasing barriers to entry in Teller County, this offering presents a highly executable opportunity for developers and investors seeking near-term deployment in a proven and growing mountain market.



LIST PRICE:

\$1,195,000



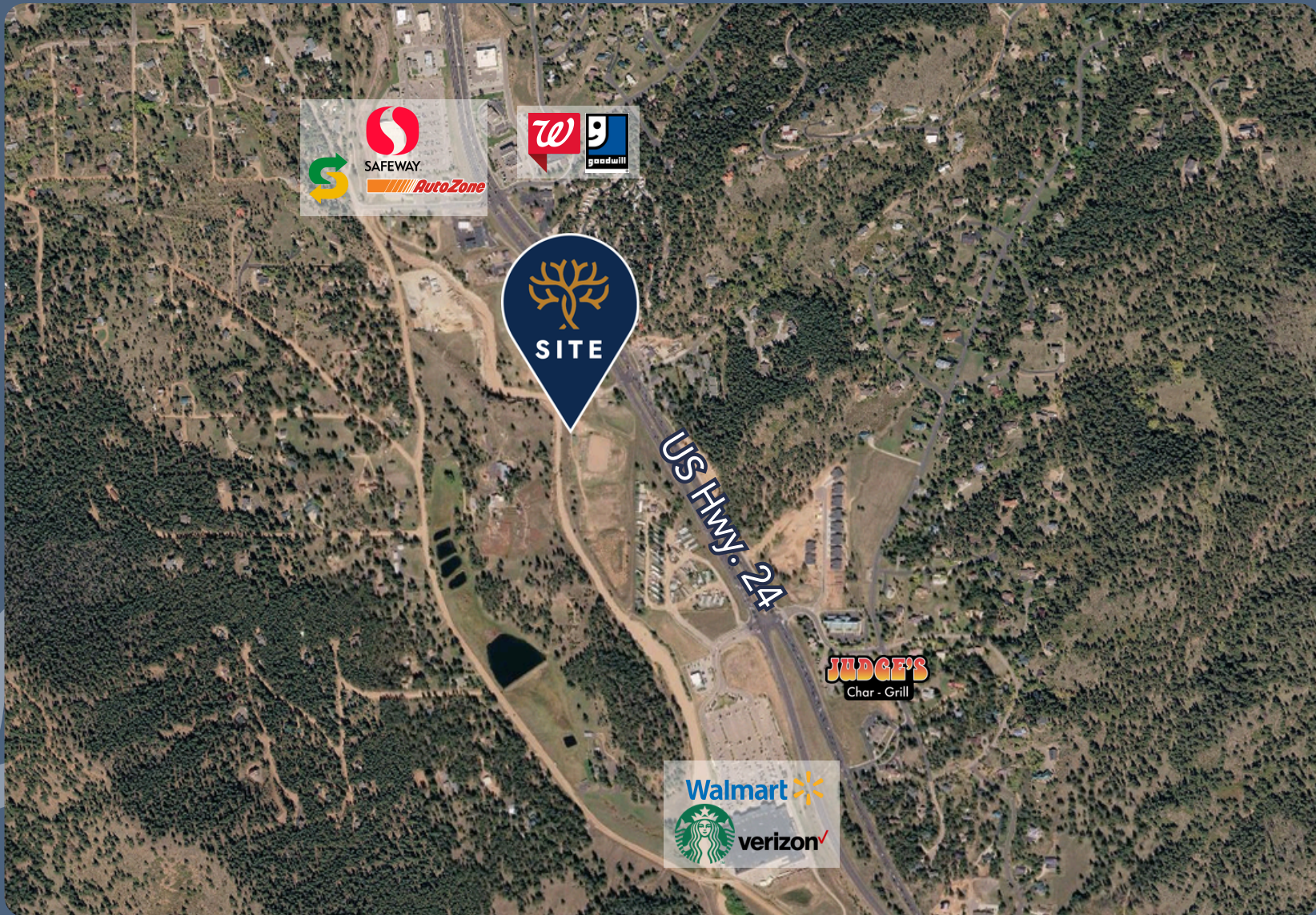
ACREAGE:

4.75ac



ZONING:

Service Commercial



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PO Box 1329 Colorado Springs, CO 80901
719.530.4400 | thrivecommercialpartners.com



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