REAGAN RANCH

LAND DEVELOPMENT/USER OPPORTUNITY





Randy Churchill Dowis

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Craig Anderson

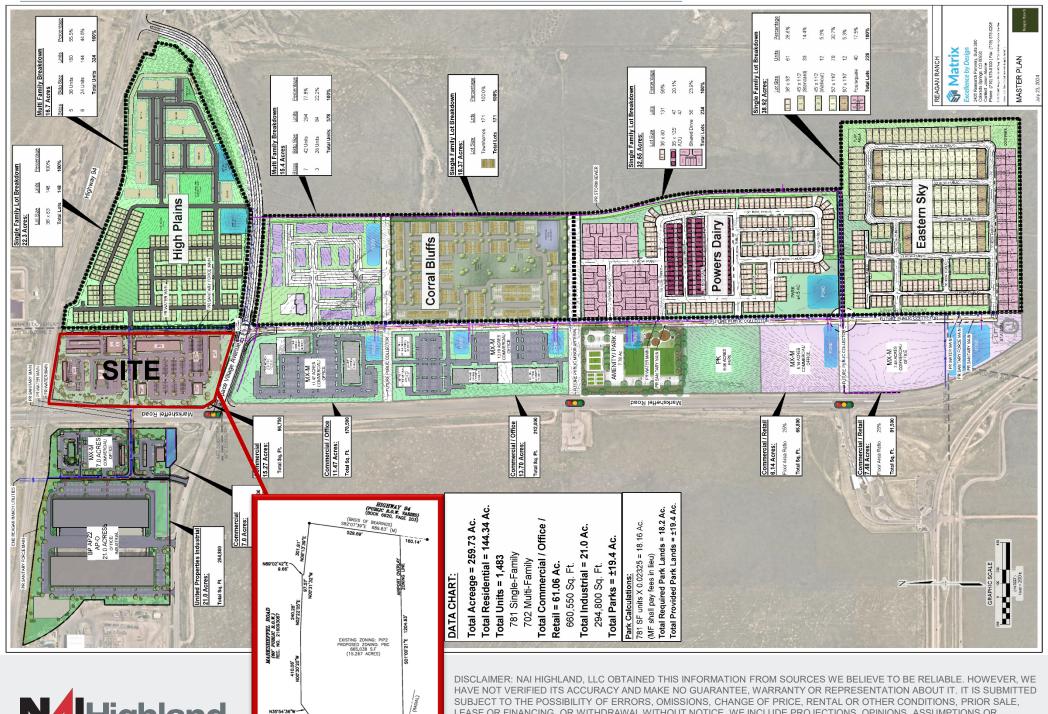
Principal | Senior Broker +1 (719) 963 6203 Anderson@highlandcommercial.com 2 North Cascade Avenue, Suite 300 Colorado Springs, CO 80903 719.577.0044 highlandcommercial.com

08/06/2024

FOR SALE

± 15.267 ACRES

REAGAN RANCH MASTER PLAN & PARCEL SITE PLAN



N/**I**Highland

EXECUTIVE SUMMARY

THE PROPERTY:

Reagan Ranch is a 259-acre masterplan fronting Marksheffel Road directly east of the Colorado Springs airport. With Powers Boulevard essentially built out, Marksheffel Road is rapidly becoming the newest north-south residential and industrial corridor in the City. With new developments in process from Woodmen Road on the north to Bradley Road on the south, Marksheffel will be the focus of a large percentage of the next wave of growth in the City.

Reagan Ranch offers a mix of commercial, industrial, multifamily and single-family sites with over 1,400 projected residential units, 65 acres of commercial zoned land and 28 acres of industrial sites.









1 Hour 30 Minutes



17 Minutes **DOWNTOWN COS**

AREA DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
2023 Est. Population	1,577	35,667	144,799
2028 Projected Population	1,620	37,519	149,408
2023 Est. Households	542	12,583	54,265
2023 Est. Avg. HH Income	\$104,906	\$97,326	\$87,119
2023 Average Home Value	\$252,849	\$393,050	\$370,750
Daytime Employment	1,354	15,370	42,454

Source: Site To Business

PROPERTY HIGHLIGHTS

- Flexible Zoning Allowing for a Variety of Commercial and Industrial Users
- All Points Access Via Hwy 94 and Marksheffel Road
- Colorado Springs Zoning and Utilities

LAND AREA	15.267 <u>+</u> Gross Acres
ASKING PRICE	Starting at \$12.00 Per Square Foot
ZONING	MX-M AO APZ2 APZ1
CITY	Colorado Springs
COUNTY	El Paso
PARCEL NO.	54000-00-289



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PARCEL CONCEPT PLAN





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NEIGHBORING BUSINESSES AERIAL



