

# LAND FOR SALE



NWC Palmer Park Blvd & Powers Blvd  
Colorado Springs, CO

## Crossing at Palmer Park



Zoned MX-M  
(Retail & Office)

(Residential Area)

Subject Properties



Newly Constructed

**ECHOSUITES**  
EXTENDED STAY BY WYNDHAM



## OVERVIEW

Crossing at Palmer Park is a premier commercial land opportunity located at the northwest corner of Palmer Park Boulevard and Powers Boulevard in Colorado Springs. Zoned MX-M (Mixed-Use Medium Scale), the site offers multiple pad-ready parcels totaling approximately 4+ acres, ideal for retail, office, service, hospitality, or mixed-use development. Positioned with frontage along Powers Boulevard, the city's premier, north-south commercial/retail corridor, the property benefits from high visibility, strong traffic counts, and excellent regional connectivity. Surrounded by established regional and neighborhood shopping centers, established neighborhoods and continued residential growth along the Powers Corridor, Crossing at Palmer Park presents a strategic investment and development opportunity in one of the fastest-growing areas of Colorado Springs.

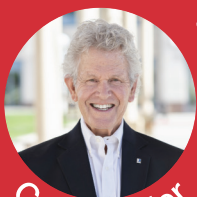
## ASKING PRICES



Lot 1 - \$1,220,610 (\$23/SF)  
Lot 2 - \$1,054,656 (\$24/SF)  
Lot 3 - \$1,393,296 (\$16/SF)

## LOT SIZES

Lot 1 - 53,070 SF  
Lot 2 - 43,944 SF  
Lot 3 - 87,081 SF



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**NAI Highland**

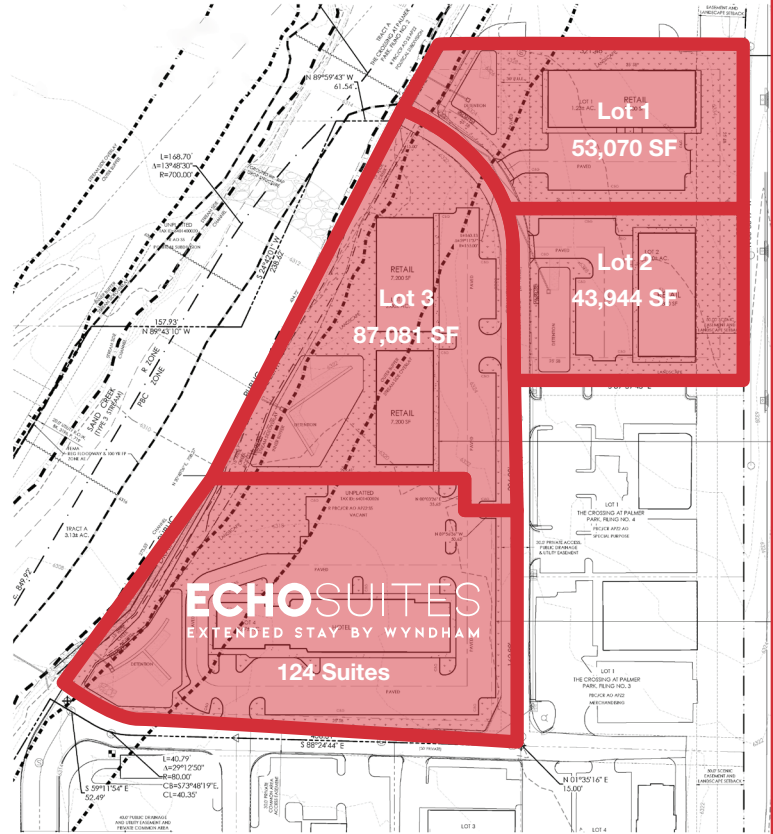
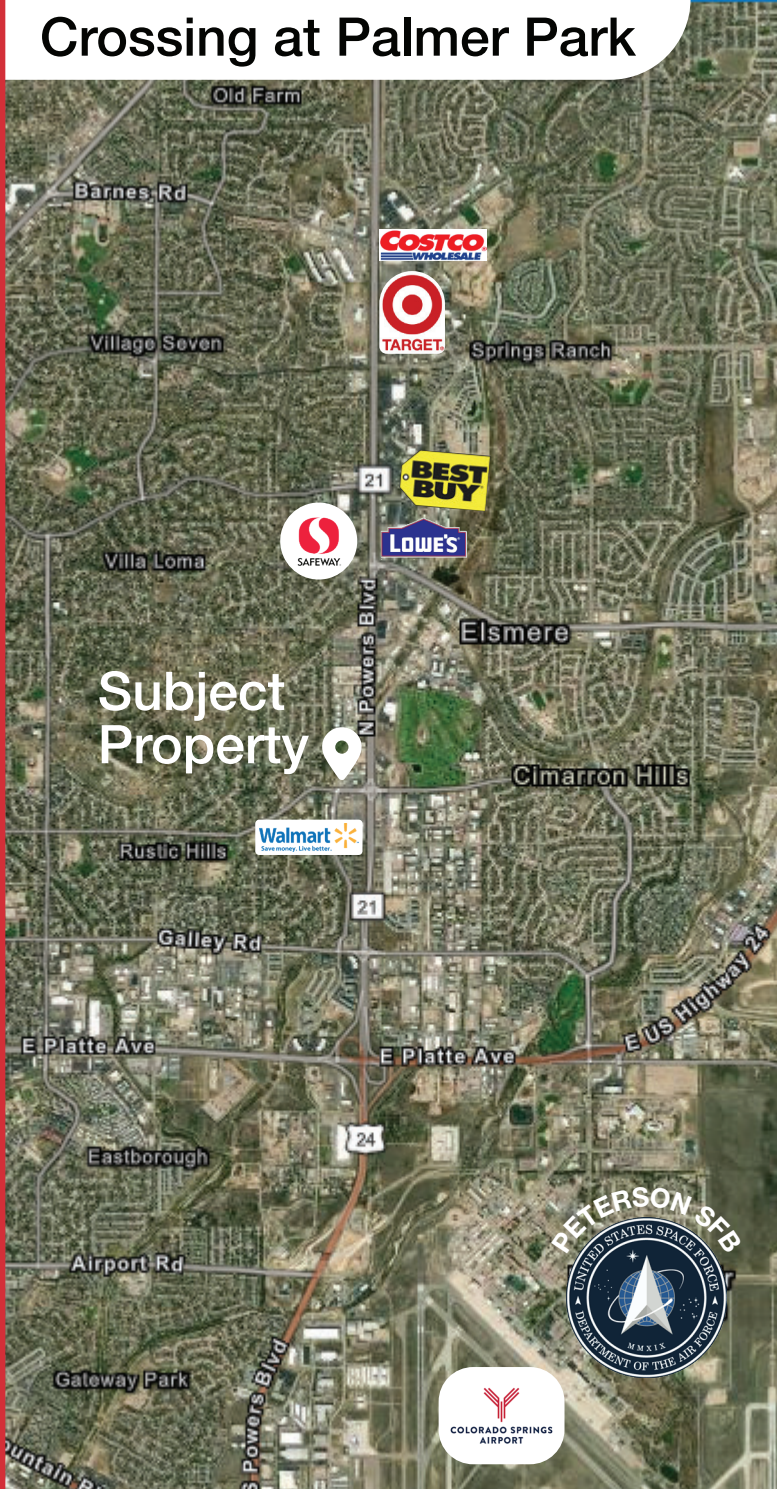
Co-Founder

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### DEMOGRAPHICS

	1mi	3mi
Population	8,257	109,711
Households	3,215	42,842
Median Age	37.6	35.7
Median HH Income	\$71,937	\$74,795
Daytime Employees	6,538	44,600
Population Growth '24-'29	^6.25%	^5.78%
Household Growth '24-'29	^6.97%	^6.45%

### TRAFFIC

Collection Street	Cross Street	Traffic Volume
Palmer Park Blvd	N Powers Blvd W	17,670
Palmer Park Blvd	Space Center Dr W	20,016
Palmer Park Blvd	Space Center Dr E	15,281
N Powers Blvd	Palmer Park Blvd S	69,215
N Powers Blvd	Palmer Park Blvd N	60,080
N Powers Blvd	N Powers Blvd N	54,451
Wayonka Rd	Palmer Park Blvd S	2,741

# NAI Highland

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3/3/2026