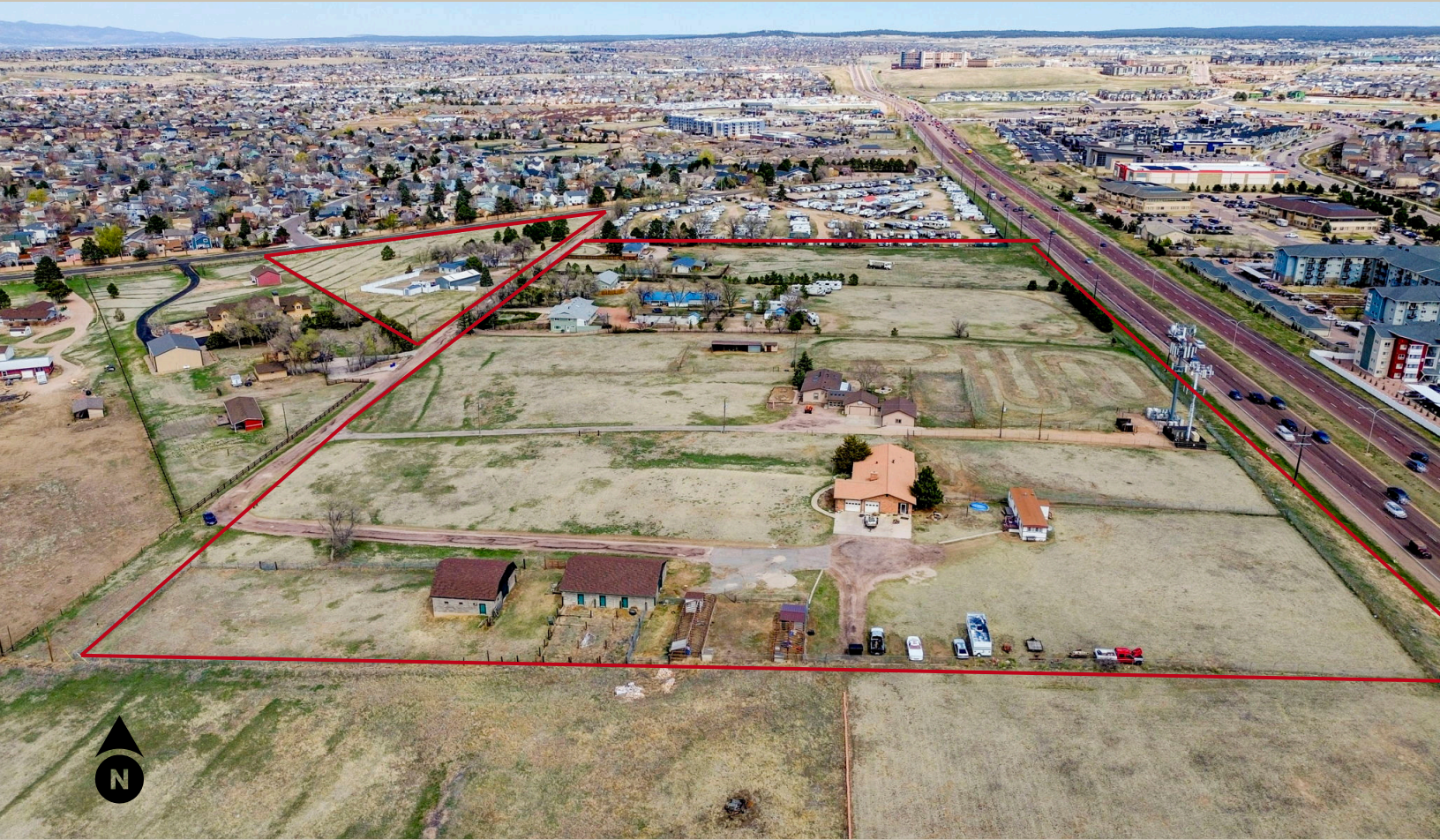


# Premium Development Opportunity Powers Boulevard



For the first time ever, an exceptional opportunity is being presented by Altitude Properties: 25+/- acres of prime commercial land located just south of the highly sought-after intersection of Dublin Boulevard and Powers Blvd. This expansive property boasts valuable frontage along Powers, offering unrivaled visibility. The annexation process into the city of Colorado Springs is already underway, and with the new proposed zoning of MX-M (Mixed-Use Medium), this parcel is primed for transformative development.

This unique site offers a tremendous potential for visionary developers looking to create a dynamic, mixed-use community. The MX-M zoning allows for a seamless integration of residential, office, and retail spaces, making it an ideal location for a live-work-play environment. Developers could design a thoughtfully planned urban space with residential units above retail storefronts, providing much-needed housing options while fostering a vibrant commercial hub. Additionally, the opportunity to incorporate medium-box anchors and strategically placed end-cap drive-thru spaces further enhances the site's appeal for a variety of retail tenants, from dining establishments to service providers.

**ALTITUDE PROPERTIES**



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## Call Broker for Pricing



# Area Highlights



The area surrounding this property offers a dynamic blend of retail and healthcare establishments, making it a prime location for both consumers and businesses. The retail landscape features popular chains such as Chick-fil-A, Panera Bread, MOD Pizza, Dutch Brothers and Starbucks, alongside local gems like The Skirted Heifer and Urban Egg, catering to a variety of tastes and dining preferences. Shoppers can find convenient access to large retailers like Walmart, Target, King Soopers, and Sprouts Farmers Market, offering everything from groceries to home goods. Discount stores such as Burlington, TJ Maxx, and Ross Dress for Less provide budget-friendly shopping options, while nearby establishments like Costco and JCPenney further enhance the area's appeal. Additionally, the region is served by top healthcare providers, including UCHealth Memorial Hospital North, Penrose-St. Francis Health Services, and Children's Hospital Colorado, ensuring residents and visitors have access to comprehensive medical care. With its perfect blend of retail convenience and healthcare accessibility, this area continues to thrive as a vital commercial and service-oriented hub in Colorado Springs.

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# Area Highlights Cont.



## Explore the Best of Colorado Springs: Adventure, Wildlife, and Relaxation

Colorado Springs offers a vibrant mix of outdoor beauty, cultural attractions, and fun entertainment for every type of traveler. Whether you're chasing adventure, family fun, or a little R&R, this city has you covered.

Start with a round at Topgolf, where golf meets tech in a lively, social setting perfect for all skill levels. With interactive games, a full-service bar, and a restaurant, it's a great spot for groups, families, or corporate outings.

Animal lovers won't want to miss the Cheyenne Mountain Zoo, perched on the side of the mountain and home to over 750 animals. Highlights include feeding giraffes at the Giraffe Encounter and exploring exhibits that showcase both native and exotic wildlife—all with panoramic views of the city.

For fitness and wellness, Life Time Fitness offers more than just a gym. With state-of-the-art equipment, pools, tennis courts, a rock climbing wall, and spa services, it's a full-service destination for staying active and recharging.

Nature lovers will be drawn to Garden of the Gods, with its stunning red rock formations, and Seven Falls, a scenic series of waterfalls best experienced at night when the falls are lit up. Hikers will appreciate trails like the scenic Bear Creek Nature Center or the challenging Barr Trail leading up Pikes Peak.

History buffs can step back in time at the Colorado Springs Pioneers Museum, while those looking for quirky fun should visit the Manitou Springs Penny Arcade, full of vintage games and nostalgic charm.

From high-tech golfing and mountain adventures to wildlife encounters and spa days, Colorado Springs offers something unforgettable for every kind of explorer.



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# Demographics & Traffic Counts



## Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Measured	Distance
N Powers Blvd	Stetson Hills Blvd S	50,868	2022	0.16 mi
N Powers Blvd	Dublin Blvd N	28,579	2018	0.33 mi
TEMPLETONRD	Sunshade Pt NW	5,150	2022	0.37 mi
Tutt Blvd	Iceberg Pass Way SE	11,053	2022	0.46 mi
Dublin Blvd	N Powers Blvd W	18,574	2022	0.48 mi
Tutt Blvd	Iceberg Pass Way NE	4,454	2022	0.49 mi
Dublin Blvd	Templeton Gap Rd NW	16,041	2022	0.49 mi
DUBLIN BD	Templeton Gap Rd NW	18,000	2019	0.49 mi
Tutt Blvd	Sierra Grande Pt SE	6,009	2022	0.50 mi
Uncompahgre St	Maroon Way S	818	2022	0.50 mi

The area surrounding the property has seen significant household growth in recent years. This growth is driven by expanding residential developments, improved infrastructure, and the area's appeal to individuals from all walks of life New housing projects, including single-family homes and apartment complexes, have contributed to the area's population increase, making it one of the more rapidly growing regions in Colorado Springs.

## Population

	2 miles	5 miles	10 miles
2020 Population	63,098	246,166	521,579
2024 Population	61,541	252,680	536,608
2029 Population Projection	63,822	264,503	561,943
Annual Growth 2020-2024	-0.6%	0.7%	0.7%
Annual Growth 2024-2029	0.7%	0.9%	0.9%
Median Age	36.3	36.2	36.4
Bachelor's Degree or Higher	40%	39%	37%
U.S. Armed Forces	1,505	6,170	14,595

Powers Boulevard is a major thoroughfare in Colorado Springs, Colorado, running north-south. It connects various neighborhoods and commercial areas, serving as a key corridor for local traffic. The boulevard has seen significant development, with businesses, retail centers, and residential areas growing along its route, making it an important part of the city's infrastructure.

## Households

	2 miles	5 miles	10 miles
2020 Households	23,434	92,561	202,225
2024 Households	22,871	94,883	208,558
2029 Household Projection	23,759	99,454	218,844
Annual Growth 2020-2024	1.0%	2.2%	2.1%
Annual Growth 2024-2029	0.8%	1.0%	1.0%
Owner Occupied Households	16,945	67,625	134,726
Renter Occupied Households	6,814	31,830	84,118
Avg Household Size	2.7	2.6	2.5
Avg Household Vehicles	2	2	2
Total Specified Consumer Spendi...	\$867.5M	\$3.5B	\$7.2B

This area has seen significant growth due to new residential developments, with a mix of single-family homes, townhouses, and apartments catering to a diverse population. The population is characterized by a blend of young families, professionals, and retirees, contributing to a vibrant community. The region's growth is supported by nearby schools, parks, and commercial centers, making it an attractive location for those seeking a suburban lifestyle with access to urban amenities.

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# Zoning Information\*\*



El Paso County's MX-M (Mixed-Use Medium) zoning designation reflects a modern approach to urban planning—one that blends residential, commercial, and recreational spaces into cohesive, walkable neighborhoods. Designed to support sustainable development and reduce urban sprawl, MX-M zoning encourages communities where people can live, work, and play all within the same area.

This zoning model promotes flexibility, allowing a mix of housing types, retail, offices, and even light industrial uses to coexist. The goal is to cut down on long commutes and create vibrant districts full of life and economic activity. With a strong emphasis on pedestrian-friendly design, MX-M encourages the development of sidewalks, bike paths, and public spaces that foster daily interaction and reduce reliance on cars.

Higher-density development is another key feature, making room for multi-story buildings and a variety of living options, while preserving open land elsewhere in the county. Design innovation is also welcomed—developers are encouraged to incorporate sustainable materials, energy-efficient technologies, and architecture that adds character to the community.

As El Paso County continues to grow, especially near Colorado Springs, MX-M zoning plays a critical role in shaping thoughtful, connected neighborhoods. It supports the county's broader goals of sustainability, economic vitality, and quality of life—ensuring that growth happens in a way that benefits both current and future residents.



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**\*\*Zoning information is provided for educational and marketing purposes only. It is the buyer's responsibility to verify all zoning with appropriate municipalities**



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