

10 S WEBER STREET

PRIME LAND / INVESTMENT OPPORTUNITY

**Hoff &
Leigh**



10 S WEBER STREET

COLORADO SPRINGS, CO 80903



Tim Leigh

O: 719.630.2277

C: 719.337.9551

Tim@HoffLeigh.com



Holly Trinidad

O: 719.630.2277

C: 719.337.0999

Holly@HoffLeigh.com



Sale Price:

\$600,000

\$500,000



Type:

Land



Lot Size:

9,664 SF



Zoning:

FBZ-CEN



Price Per SF:

\$64

\$51.74

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OVERVIEW: INCREDIBLE DOWNTOWN OPPORTUNITY!

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Nestled in the heart of Colorado Springs, 10 S Weber is a rare investment opportunity offering both immediate income and long-term development potential. This 9,664 sq. ft. parcel of land sits at the bustling intersection of South Weber & Pikes Peak, just minutes from the city's most vibrant areas.

With an existing lease from the United States Post Office, this property generates steady income while providing a prime location for future redevelopment. Whether you envision mixed-use space, commercial ventures, or modern housing, this site is perfectly positioned to thrive.

HIGHLIGHTS:

- Unbeatable Location: Steps away from the energy of downtown Colorado Springs.
- Solid Investment: Priced at ~~\$600,000~~ **\$500,000**, with a secure lease in place for guaranteed income.
- 9,664 SF Lot: Ideal for redevelopment or expansion.
- Prime Accessibility: Near major roads, public transit, and high-foot-traffic areas.

LOCATION:

10 S Weber is surrounded by everything that makes downtown Colorado Springs an attractive place to live, work, and play.

Entertainment & Culture

- Pikes Peak Center for the Performing Arts – Just a few blocks away, hosting concerts, theater, and cultural events.
- Switchbacks Stadium – Home to the Colorado Springs Switchbacks FC, perfect for soccer fans and event-goers.
- The U.S. Olympic & Paralympic Museum – A world-class attraction that draws visitors from across the country.

Shopping & Dining

- Tejon Street District – A vibrant hub for boutique shopping, trendy coffee shops, and award-winning restaurants.
- Ivywild School – A unique brewery and food hall, blending history with a lively social scene.
- First & Main Town Center – A short drive away for major retail stores, movie theaters, and dining.

Residential Growth & Demand

- New Apartments & Condos – Luxury living developments like Casa Mundi and Park Union are attracting professionals and young families.
- Walkability & Lifestyle – Downtown Colorado Springs is becoming a go-to destination for those seeking an urban lifestyle with mountain views.

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ZONING/USE:

PLEASE CHECK WITH AN ATTORNEY OR ARCHITECT TO CONFIRM USE.

The FBZ-CEN (Form-Based Zone - Central Sector) zoning designation in Colorado Springs is designed to promote a vibrant, mixed-use urban core with a focus on flexibility and innovative design. This zoning encourages a variety of development types to enhance the quality of physical development.

Permitted Uses in FBZ-CEN:

While specific allowable uses are determined at the time of approval or amendment of an FBZ regulating plan, the FBZ-CEN district generally supports:

- **Commercial Uses:** Retail establishments, restaurants, and entertainment venues that activate street life and serve both residents and visitors.
- **Residential Uses:** High-density housing options such as apartments and condominiums, often situated above ground-floor commercial spaces to foster a live-work-play environment.
- **Office Spaces:** Professional offices and co-working spaces that contribute to daytime activity and economic vitality.
- **Lodging:** Hotels and other accommodations that cater to tourists and business travelers, enhancing the area's appeal as a destination.

The overarching goal of the FBZ-CEN district is to increase density and create a high-quality pedestrian environment, making it the most urban sector within the downtown area.

For detailed information on permitted uses and development standards within the FBZ-CEN zoning district, it is advisable to consult the City of Colorado Springs' Unified Development Code (UDC) or contact the Planning and Community Development Department. These resources provide comprehensive guidelines to ensure that developments align with the city's vision for a dynamic and sustainable urban core.

For a private showing and all the confidential financial details,
Call Tim Leigh 719-337-9551 or Holly Trinidad 719-337-0999.



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10 S Weber St, Colorado Springs, Colorado, 80903

DEMOGRAPHICS



101,413
Population



38.4
Median Age



2.1
Average
Household Size



\$62,769
Median Household
Income

TRAFFIC COUNT

Cross street	VPD	Distance
E Colorado Ave	8,269	0.0
S Nevada Ave	18,492	0.1
E Pikes Peak Ave	28,512	0.1
S Tejon St	17,292	0.1
S Weber St	15,000	0.1



