

1170 CRAWFORD AVE

COLORADO SPRINGS, CO

MULTIFAMILY DEVELOPMENT

PRICE REDUCED

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UNIQUESM
PROPERTIES





PRESENTED **BY**

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EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Address:	1170 Crawford Ave Colorado Springs, CO 80911
Sale Price:	\$450,000 \$399,000
Price/SF:	\$7.89
County:	El Paso
Zoning:	RM-30, Residential Multi-Dwelling District. The RM-30 zoning district is a 30 dwelling unit per acre district primarily intended to accommodate moderate-density multi-dwelling development.
Legal:	Tract A Fountain Valley Ranch Sub Fil No 6b
Lot Size:	1.16 AC (50,530 SF)



1170 Crawford Avenue is an approved multifamily development opportunity located in the Security-Widefield submarket of Colorado Springs. The 1.16-acre (50,530 SF) site is approved for a 22-unit apartment community with completed development plans, allowing an investor to move toward construction with substantially reduced entitlement risk. Project approvals are in place and pending final administrative zoning fee payment to achieve full entitlement status.

The approved plans call for a modern, efficiently designed three-story apartment building featuring well-proportioned unit layouts, contemporary architecture, and integrated site planning. The project maximizes density while maintaining strong tenant livability and operational efficiency, positioning the asset to compete effectively with newer product in the South Colorado Springs rental market.

Crawford Avenue is situated within a suburban residential hub surrounded by well-kept parks and major employment drivers, including the nearby Amazon distribution center. The active community is known for its park-like atmosphere, anchored by Pi-Ute Park, Windmill Mesa Park, and the Big Johnson Reservoir, providing residents with access to open space, recreation, and neighborhood amenities. The location also benefits from proximity to Fort Carson, Peterson Space Force Base, and the broader Colorado Springs employment corridor, supporting consistent rental demand.

This offering is ideal for developers seeking a near-term construction start, a streamlined path to completion, and the ability to deliver new construction housing with minimal remaining predevelopment steps. Full approval package and development documentation are available upon request.

LOCATION OVERVIEW



128,033
Residents
3-Mile Radius



258,540
Residents
5-Mile Radius



35
Avg Age of Residents
3-Mile Radius



\$44,423
Median Household Income
3-Mile Radius



2.4
Avg Persons / Household
3-Mile Radius



362,398
Total Labor Force
Colorado Springs MSA



\$425,000
Median Sale Price
El Paso County, CO

CO SPRINGS, CO

Colorado Springs is the largest city by area in Colorado and is the county seat and the most populous municipality of El Paso County. Colorado Springs is situated along Fountain Creek and is located in the east-central portion of the state, approximately 60 miles south of Denver. The city has a 2020 estimated population of 487,333 residents, making it the second most-populous city in the state, behind Denver. The Colorado Springs metro area, or Pikes Peak Region, is comprised of El Paso County and the less-populated Teller County and is home to an estimated population of 765,830 residents. Colorado Springs is included in the Front Range

Urban Corridor – a growing area situated along the Front Range of the Rocky Mountains in Colorado and Wyoming with over 4.8 million residents.

#4 150 Best Places to Live in the U.S.

– *U.S. News & World
Report, 2024*

The aerospace, aviation, and defense industry service sectors are Colorado Springs' top economic engines. Colorado Springs' culture and economy are heavily influenced by the military and a significant number of defense corporations and bases located within the area. The city is home to Fort Carson and the United States Air Force Academy, the county's top two largest employers with a total of 43,141 jobs supported. There are over 240 aerospace and defense companies in the area that have the world's most advanced technologies in global positioning, cybersecurity, and satellite

communications. Significant investments have been made in the city by major corporations such as Northrop Grumman Corporation, Aerospace Corporation, Boeing, Raytheon, Science Applications International Corporation, and Lockheed Martin.

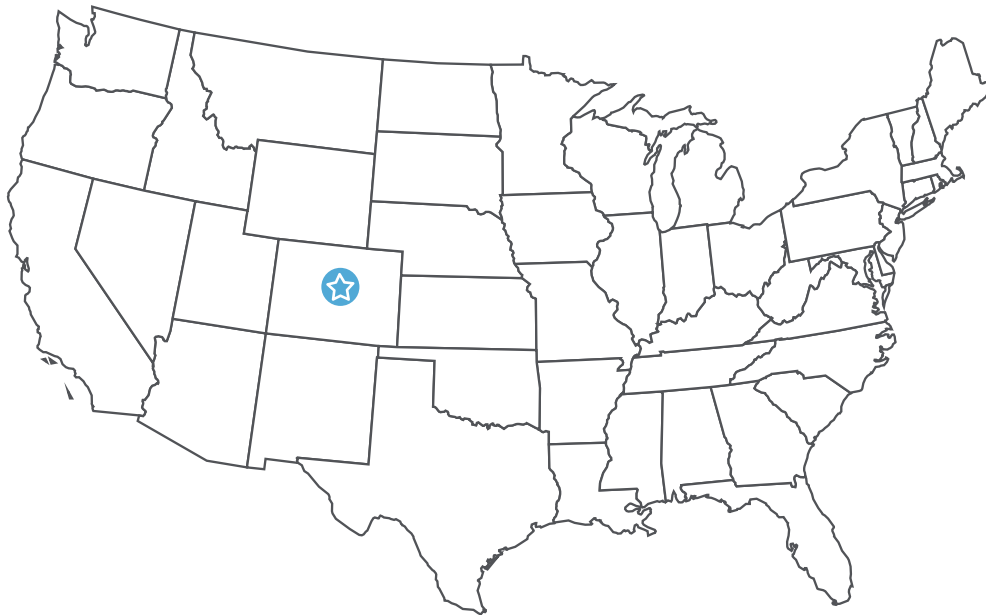


DAILY CONVENIENCES

A sampling of nearby conveniences include:



Hair and beauty salons; fitness centers; gas stations; auto repair shops and parts supply stores; insurance services; and medical clinics are also nearby.



SHOPPING AND DINING

THE CITADEL MALL

One of Southern Colorado's largest retail centers over 130 stores, 2.5 miles from the property.

RETAILERS: Dillard's Clearance Center, JCPenney, Burlington, Sportsman's Warehouse
Dining: Chick-fil-A, Elotes Locos Mexican Cravings, Q'Rico Tacos, Steak & Bake, Wing It

CITADEL CROSSING

Located adjacent to Citadel Mall

RETAILERS: Office Depot, Dollar Tree, Lowe's Home Improvement, PetSmart, Guitar Center, Barnes & Noble
Dining: Black Bear Diner, The Egg & I, Chipotle, Olive Garden, Picture Show at Citadel Crossing

EATERIES

- Uri Sushi & Grill
- Valley Hi Grill & Pub
- Carrabba's Italian Grill
- Chili's Grill & Bar
- Outback Steakhouse
- Julie's Kitchen
- Pueblo Viejo
- Omelets Etc
- Wingstop
- Captain D's
- Jimmy John's
- Uwe's German Restaurant

MAP & DEMOGRAPHICS

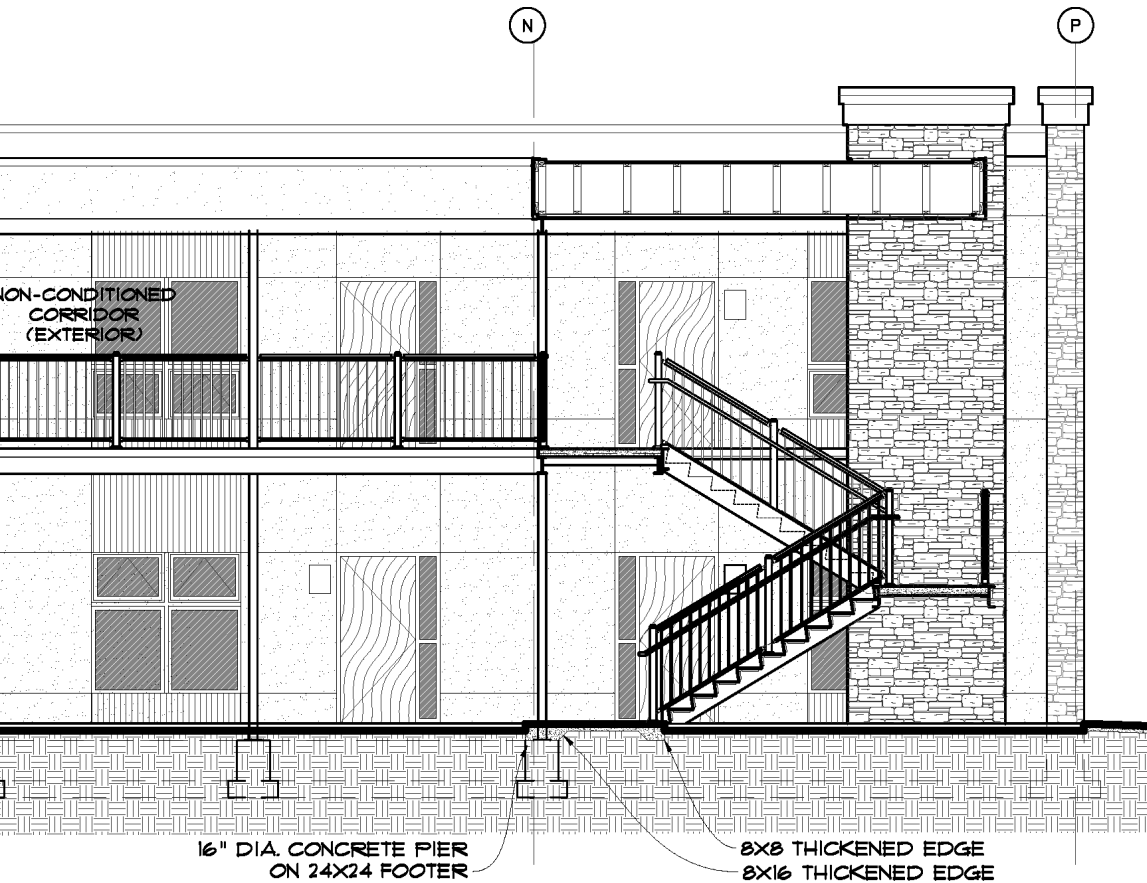
DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	10,671	57,579	139,675
2029 Population Projection	11,152	60,142	145,970
Median Age	42	41.7	40.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Avg Household Income	\$86,188	\$94,592	\$87,329
Median Household Income	\$64,799	\$68,190	\$62,694
Median Home Value	\$395,957	\$464,636	\$415,046
2024 Households	5,095	26,666	63,823



0 CRAWFORD AVE
 COLORADO SPRINGS, CO 80911



2 SECTION - CROSS SECTION
~~44.00~~ 3/16" = 1'-0"

02

RENT COMPARABLES

COMPARABLE RENTAL **PROPERTIES SUMMARY**

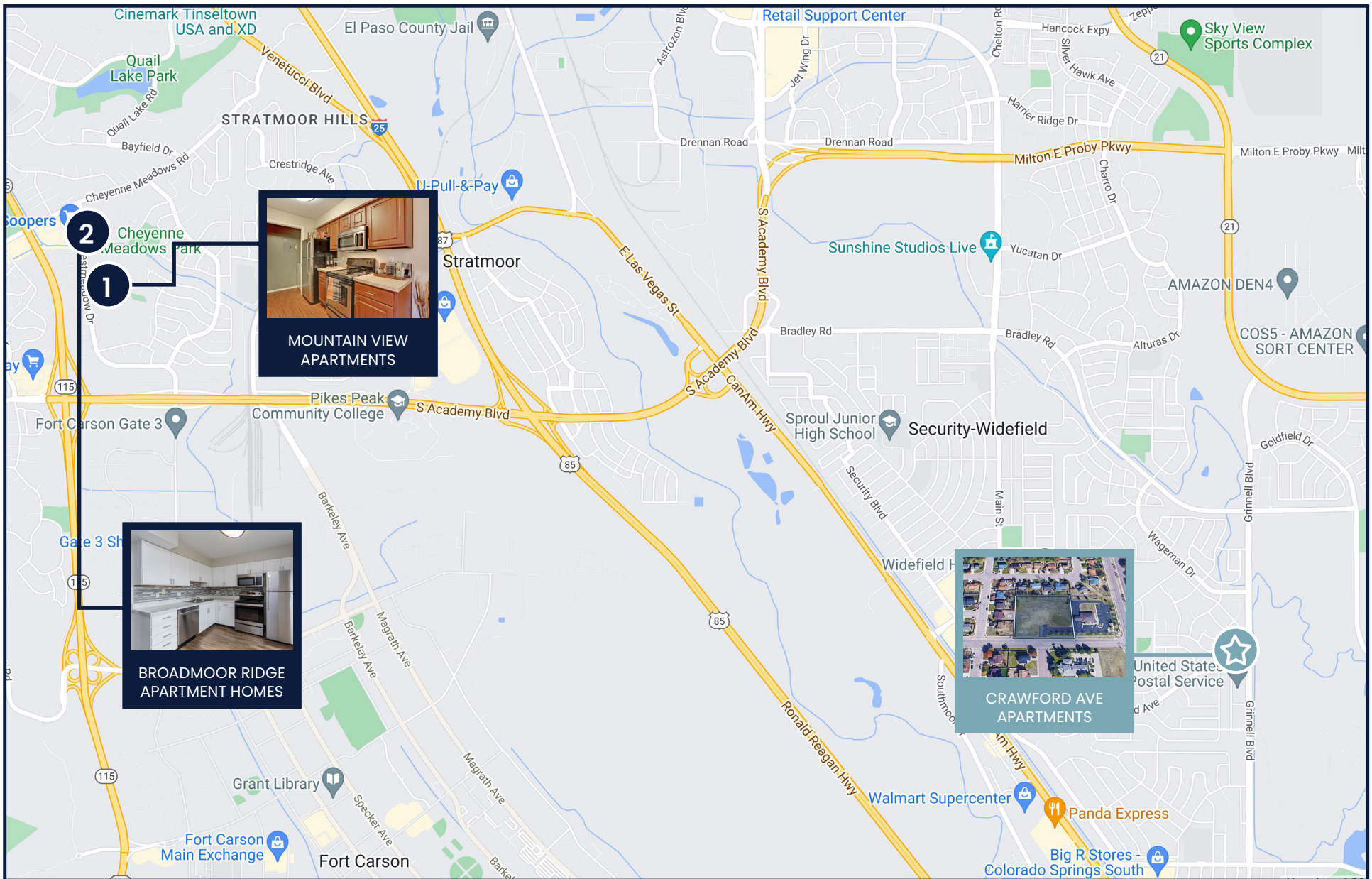
ONE-BEDROOM

PROPERTY NAME	BED	BATH	SF	RENT	RENT / SF
☆ Crawford Apartments Colorado Springs, CO 80911	1	1	660	\$1,450	\$2.20
1. Mountain View Apartments Colorado Springs, CO 80906	1	1	685	\$1,478	\$2.16
2. The Broadmoor Ridge Apartment Homes Colorado Springs, CO 80906	1	1	705	\$1,564	\$2.22
TOTAL / AVG			695	\$1,521	\$2.19

TWO-BEDROOM

PROPERTY NAME	BED	BATH	SF	RENT	RENT / SF
☆ Crawford Apartments Colorado Springs, CO 80911	2	2	1,005	\$1,700	\$1.69
1. Mountain View Apartments Colorado Springs, CO 80906	2	2	1,000	\$1,949	\$1.95
2. The Broadmoor Ridge Apartment Homes Colorado Springs, CO 80906	2	1	865	\$1,617	\$1.87
TOTAL / AVG			933	\$1,783	\$1.91

COMPARABLE RENTAL **PROPERTIES** SUMMARY





UNIQUE PROPERTIES

400 South Broadway
Denver, CO 80209

www.uniqueprop.com

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

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