



THE VILLAS AT SKYWAY

904 Arcturus Drive Colorado Springs, CO 80906

ALTITUDE PROPERTIES



AT **RE/MAX** REAL ESTATE GROUP

Kyle Tzitzicas

719-310-3651

kylet@buycolorado.com

Welcome to the Villas at Skyway – a rare gem nestled at the foot of Cheyenne Mountain in the prestigious Broadmoor area of Colorado Springs. This exceptional property presents a unique opportunity for the discerning buyer to immediately capitalize on the cash-flow potential of the completed 7 townhomes, all while having the ability to develop the remaining 10 units. With its prime location and remarkable potential, this property is truly a one-of-a-kind investment.

Offered At:

\$5,800,000

Property Features



No expense was spared in the design and construction of this exceptional property. Each unit is individually parceled, offering the potential for separate sale by the new owner. The covenants allow for short-term rental use, adding flexibility and opportunity for investment. With separately metered utilities for each home, residents enjoy autonomy and convenience. Paved roads, curbs, and gutters seamlessly extend across the property, facilitating the effortless completion of the remaining three buildings.

The aesthetic appeal of each unit is elevated by a sleek stucco exterior, durable commercial EPDM roofs, private entrances, and spacious balconies, providing both privacy and comfort for its occupants.

ALTITUDE PROPERTIES



AT RE/MAX REAL ESTATE GROUP

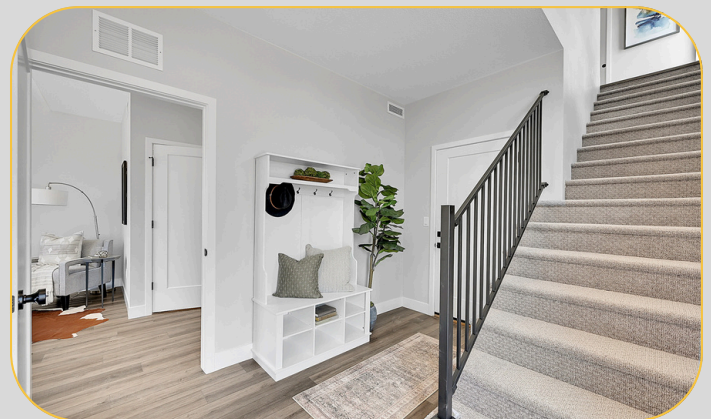
Kyle Tzitzicas
719-310-3651

kylet@buycolorado.com

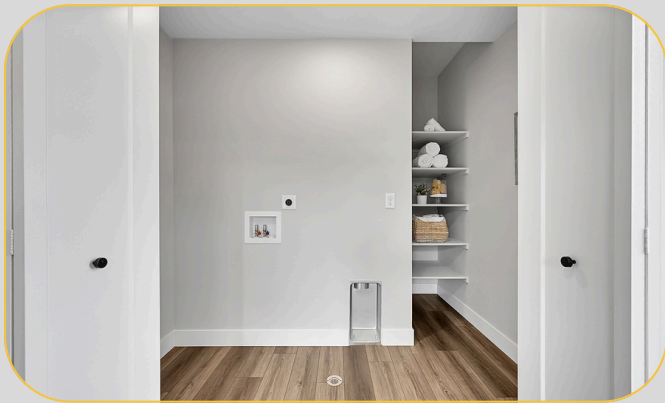


Interior Features

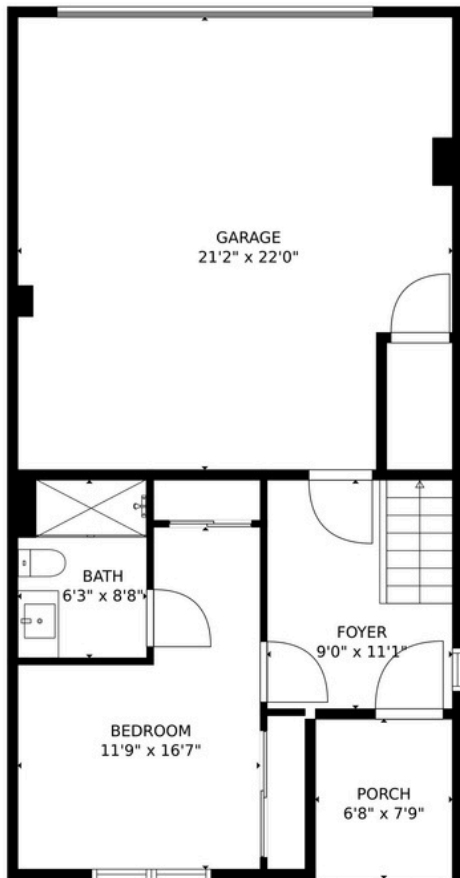
Each of the seven meticulously crafted townhomes features exquisite details, including premium solid surface quartz countertops and stainless steel appliances in the gourmet kitchen. The main level showcases upgraded flooring throughout, seamlessly blending sophistication with functionality. In the primary bathroom, indulge in the elegance of double vanities paired with an oversized walk-in shower, adorned with designer tile for a spa-like experience. Every detail, from the upgraded fixtures to the expansive picture windows, has been thoughtfully selected to enhance the open-concept design, flooding the space with natural light. As an added bonus, each unit is complemented by a private two-car garage, offering both convenience and luxury.



Interior Features Cont.



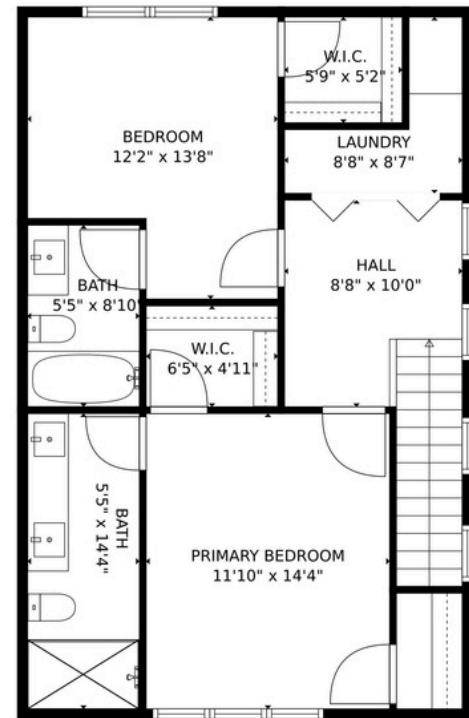
Floor Plans



FLOOR 1



FLOOR 2



FLOOR 3

FLOOR PLAN BREAKDOWN

TOTAL SQ FEET: 1751 sq. ft

Floor 1: 364 sq. ft

Floor 2: 677 sq. ft

Floor 3: 710 sq. ft

Porch: 52 sq. ft

Electrical Room: 33 sq. ft

Balcony: 113 sq. ft

ALTITUDE PROPERTIES



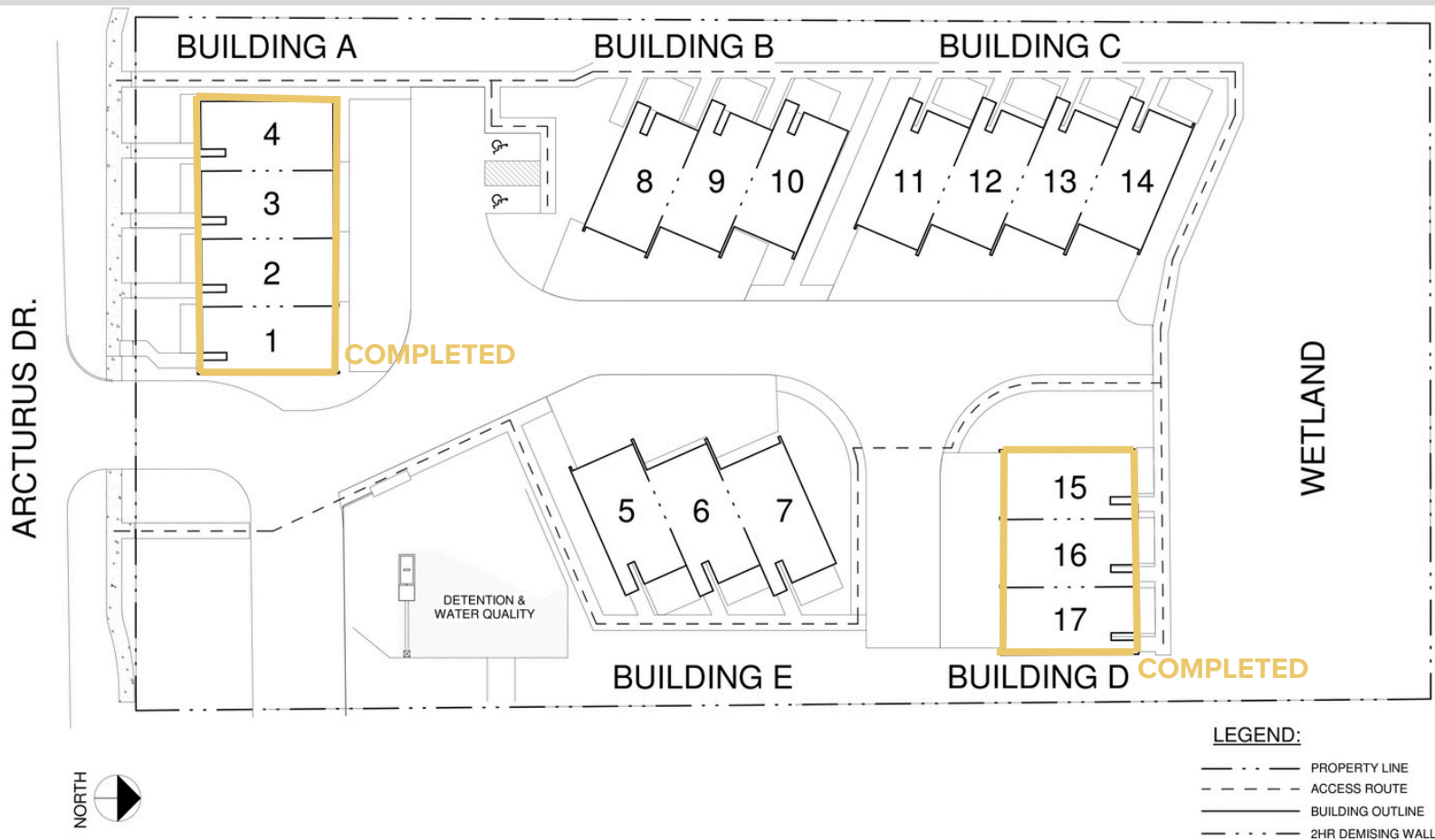
AT RE/MAX REAL ESTATE GROUP

Kyle Tzitzicas

719-310-3651

kylet@buycolorado.com

Development Overview



02/18/22

TDG Architecture

201 E. Las Animas Street, Ste. 113
COS 80903 (719)623-5641

SITE PLAN

VILLAS AT SKYWAY

904 ARCTURUS DRIVE
COLORADO SPRINGS CO 80905

Completed Development Items:

- Tap Fees Paid & Utilities are present and stubbed for each unit to be built
- Development Plans Approved by the City (inclusive of design, landscape and irrigation) (will be made available to buyer)
- Stormwater Detention Pond and other Infrastructure completed

ALTITUDE PROPERTIES



AT RE/MAX REAL ESTATE GROUP

Kyle Tzitzicas
719-310-3651

kylet@buycolorado.com



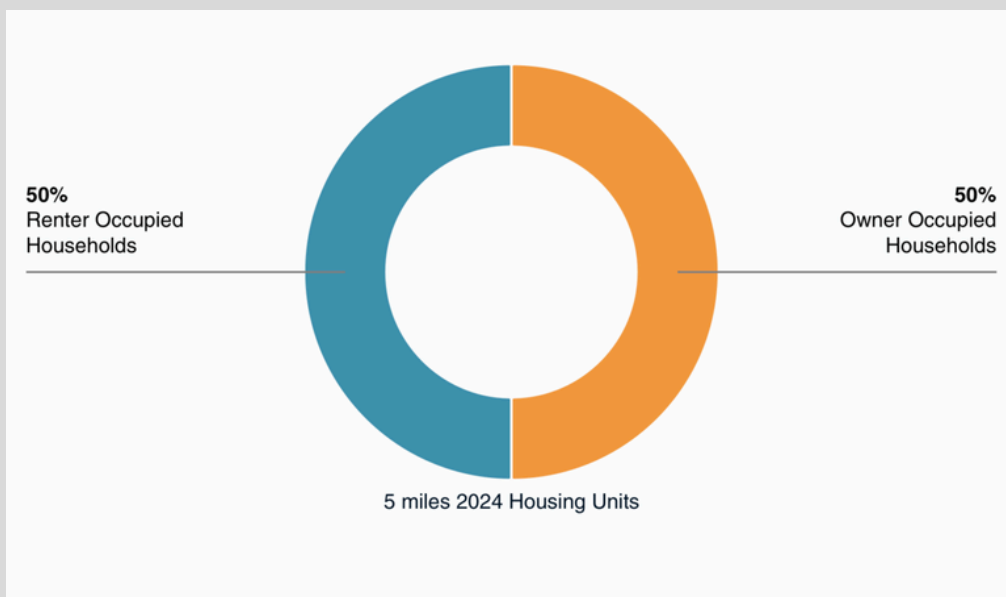
Demographics

Income

	2 miles	5 miles	10 miles
Avg Household Income	\$95,120	\$85,596	\$88,889
Median Household Income	\$66,588	\$61,215	\$68,485
< \$25,000	2,272	12,480	23,963
\$25,000 - 50,000	2,903	17,001	38,950
\$50,000 - 75,000	2,629	14,350	37,785
\$75,000 - 100,000	1,513	9,018	25,476
\$100,000 - 125,000	1,301	6,039	18,489
\$125,000 - 150,000	1,024	4,067	13,006
\$150,000 - 200,000	1,014	4,835	13,873
\$200,000+	1,429	5,501	11,670

Households

	2 miles	5 miles	10 miles
2020 Households	13,285	71,269	180,485
2024 Households	14,085	73,290	183,213
2029 Household Projection	14,797	76,410	190,387
Annual Growth 2020-2024	2.2%	1.8%	1.8%
Annual Growth 2024-2029	1.0%	0.9%	0.8%
Owner Occupied Households	7,213	37,829	107,765
Renter Occupied Households	7,584	38,582	82,622
Avg Household Size	2.1	2.2	2.4
Avg Household Vehicles	2	2	2
Total Specified Consumer Spe...	\$439.6M	\$2.2B	\$5.9B



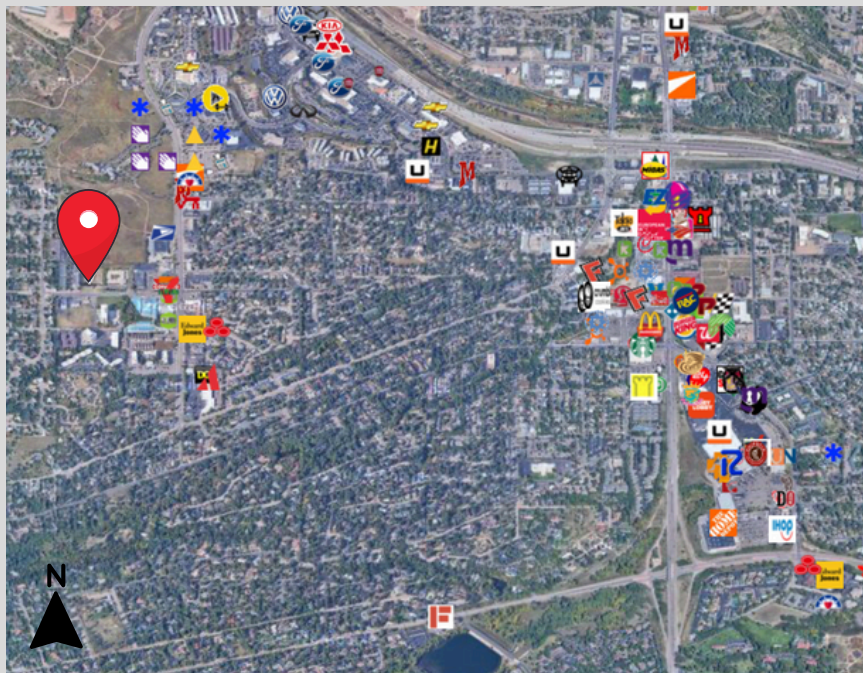
ALTITUDE PROPERTIES



Kyle Tzitzicas
719-310-3651

kylet@buycolorado.com

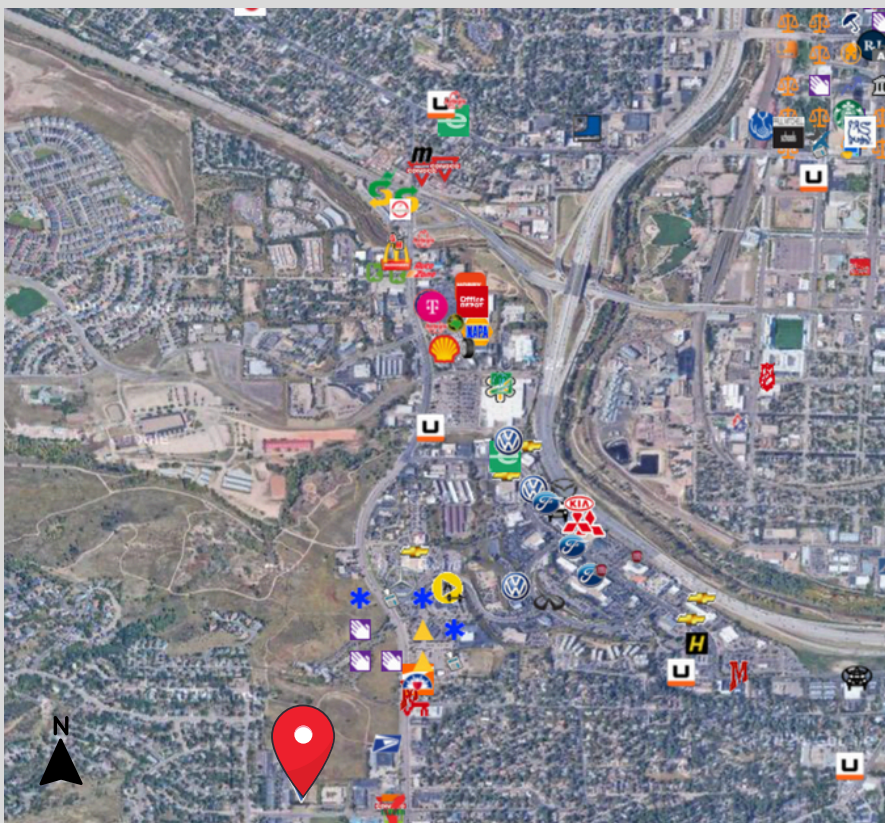
Area Highlights



The Villas at Skyway presents an unparalleled standard of luxury living, ideally situated near an array of prestigious amenities and services, including the renowned Broadmoor Hotel.

Nestled amidst tree-lined streets, the area boasts exquisite architecture, refined boutiques, and world-class dining establishments. Just a short drive away, residents will find The Creekwalk Colorado Springs, an upscale lifestyle center offering a curated selection of sophisticated shopping and dining experiences. This exceptional location blends elegance, convenience, and exclusivity, offering a truly distinguished living experience.

The property's prime location offers unparalleled convenience, with immediate proximity to a variety of retail options, providing residents with easy access to shopping, dining, and essential services. Just moments away, you'll find everything from grocery stores to boutiques, ensuring that daily needs are met with ease. Additionally, quick access to the interstate allows for seamless travel throughout the region, whether for work or leisure, making commuting a breeze. For those connected to Fort Carson, the short drive to the military base offers exceptional convenience, providing a hassle-free route to and from the installation. This combination of retail accessibility, transportation ease, and proximity to Fort Carson creates an ideal setting for both practicality and lifestyle.



ALTITUDE PROPERTIES



AT RE/MAX REAL ESTATE GROUP

Kyle Tzitzicas

719-310-3651

kylet@buycolorado.com

Area Highlights Cont.

The Iconic Broadmoor Hotel Less than 2 Miles Away



The Broadmoor Hotel, an iconic luxury resort located in Colorado Springs, Colorado, is a historic landmark renowned for its elegance, world-class amenities, and breathtaking surroundings. Nestled at the foot of the majestic Rocky Mountains, the Broadmoor has been a premier destination for travelers since its opening in 1918. Its grand architecture, stunning views, and rich history have made it a favorite among celebrities, dignitaries, and those seeking a sophisticated getaway..

The Cheyenne Mountain Zoo Less than 4 Miles Away



Cheyenne Mountain Zoo, located in Colorado Springs, is one of the nation's most unique and scenic zoos, offering visitors an unforgettable experience with stunning views of the surrounding Rocky Mountains. Opened in 1926, the zoo is perched on the side of Cheyenne Mountain, providing a natural and immersive setting for both animals and guests. As one of the highest zoos in the United States, the zoo's elevation offers panoramic vistas of Colorado Springs and the vast plains below.

ALTITUDE PROPERTIES



Kyle Tzitzicas
719-310-3651

kylet@buycolorado.com

Area Highlights Cont.

Seven Falls 3.5 Miles Away



Seven Falls has been an iconic landmark in the Pikes Peak region since 1883, when the first visitors were charged a toll of just 10 cents to visit the park by road. Today, this awe-inspiring natural wonder stands as one of Colorado's most captivating and treasured attractions, deeply embedded in the heritage of the Western United States. Historic and breathtaking, a visit to Seven Falls is a journey that touches both the past and the soul.

Bear Creek Nature Center 3.5 Miles



Bear Creek Nature Center, located in Colorado Springs, offers a serene escape into nature with its scenic trails, wildlife viewing opportunities, and educational programs. Nestled at the base of the beautiful Bear Creek Canyon, the center provides visitors with a chance to explore over 500 acres of natural landscape, featuring diverse ecosystems, lush forests, and peaceful creekside areas. Whether hiking, birdwatching, or learning about local flora and fauna through interactive exhibits, Bear Creek Nature Center offers a perfect blend of outdoor adventure and environmental education.

ALTITUDE PROPERTIES



Kyle Tzitzicas
719-310-3651

kylet@buycolorado.com

Area Highlights Cont.

District 12 Cheyenne Mountain Schools



District 12 schools in Colorado Springs are known for their commitment to providing high-quality education and fostering an environment that encourages both academic excellence and personal growth. With a focus on innovation, critical thinking, and preparing students for future success, District 12 provides programs in the arts, STEM, athletics, and extracurricular activities.

ALTITUDE PROPERTIES



Kyle Tzitzicas
719-310-3651

kylet@buycolorado.com