

FOR SALE

21

AC SITE AT REAGAN RANCH
INDUSTRIAL DEVELOPMENT | SHOVEL READY

NAL Highland



**speculative industrial site rendering*



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EXECUTIVE SUMMARY

ASKING PRICE	\$8.00 PSF
LAND AREA	21 GROSS ACRES
ZONING	BP AP-O
CITY	COLORADO SPRINGS
COUNTY	EL PASO COUNTY
PARCEL NUMBER	LOT 1 REAGAN RANCH INDUSTRIAL FIL NO 1
PLAT NUMBER	

AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Est. Population	2,017	33,819	142,620
Population Projection 2030	2,236	37,294	150,728
2025 Est. Households	526	11,809	53,118
2025 Est. Avg HH Income	\$100,047	\$98,482	\$93,888
2025 Avg. Home Value	\$168,826	\$471,038	\$447,809

BROKER CONTACT INFORMATION



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THE PROPERTY

Reagan Ranch is a 259-acre masterplan fronting Marksheffel Road directly east of the Colorado Springs airport. With Powers Boulevard essentially built out, Marksheffel Road is rapidly becoming the newest north-south residential and industrial corridor in the City. With new developments in process from Woodmen Road on the north to Bradley Road on the south, Marksheffel will be the focus of a large percentage of the next wave of growth in the City.

Reagan Ranch offers a mix of commercial, industrial, multifamily and single-family sites with over 1,400 projected residential units, 65 acres of commercial zoned land and 28 acres of industrials sites.

21 AC SITE AT REAGAN RANCH AERIAL MAP



DEVELOPMENT HIGHLIGHTS

- Strategically located just outside of Peterson Space Force Base/Space Commands North Gate entrance.
- Access Via Hwy 94 and Marksheffel Road

BUILDING A

SIZE	156,200 SF
LOADING	34 DOCKS, 4 DRIVE IN
CLEAR HEIGHT	28'
PARKING	240 SPACES
POWER	3000 A
COLUMN SPACING	50 x 54

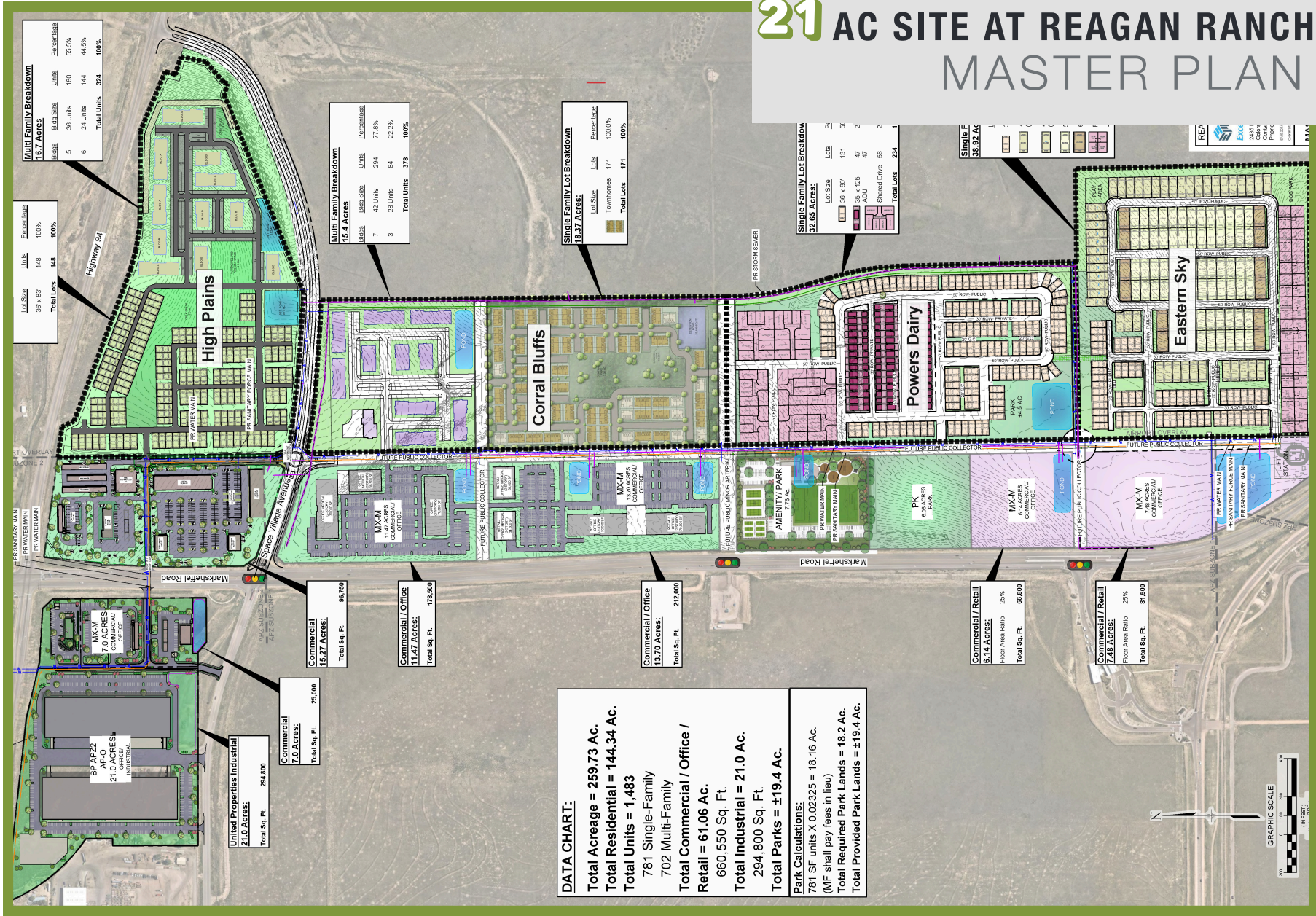
BUILDING B

SIZE	138,600 SF
LOADING	32 DOCKS, 4 DRIVE IN
CLEAR HEIGHT	28'
PARKING	202 SPACES
POWER	3000 A
COLUMN SPACING	50 x 54

PROPOSED DEVELOPMENT SPECS



21 AC SITE AT REAGAN RANCH MASTER PLAN



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