

# INFILL LAND FOR SALE

# MESA HIGHLANDS

SEC FILLMORE ST. & CENTENNIAL BLVD., COLORADO SPRINGS, CO 80907



**SEC OF FILLMORE AND CENTENNIAL** is one of the few remaining development sites in Western Colorado Springs. This site provides an excellent opportunity for both medical office and multifamily space.

- Developed Site
- Excellent Access and Visibility to I-25
- Elevated Site provides a panoramic view of the city
- Less than five (5) minutes away from the Central Business District and Garden of the Gods corridor
- Multiple nearby amenities located at the Grandview Marketplace
- Centennial Extension to Fontanero has been opened providing dual access to I-25

## PROPERTY SUMMARY

<b>AVAILABLE LAND:</b>	Approx 18 Usable Acres
<b>ASKING PRICE:</b>	\$28.00 / SF
<b>ZONING:</b>	MX-L (Mixed-Use, Large Scale)
<b>TAX SCHEDULE NO.:</b>	7336200020, 7336204007, 7336204006, 7336200018
<b>MAX HEIGHT:</b>	65 ft Interior; 85 ft along Fillmore and Centennial Frontage

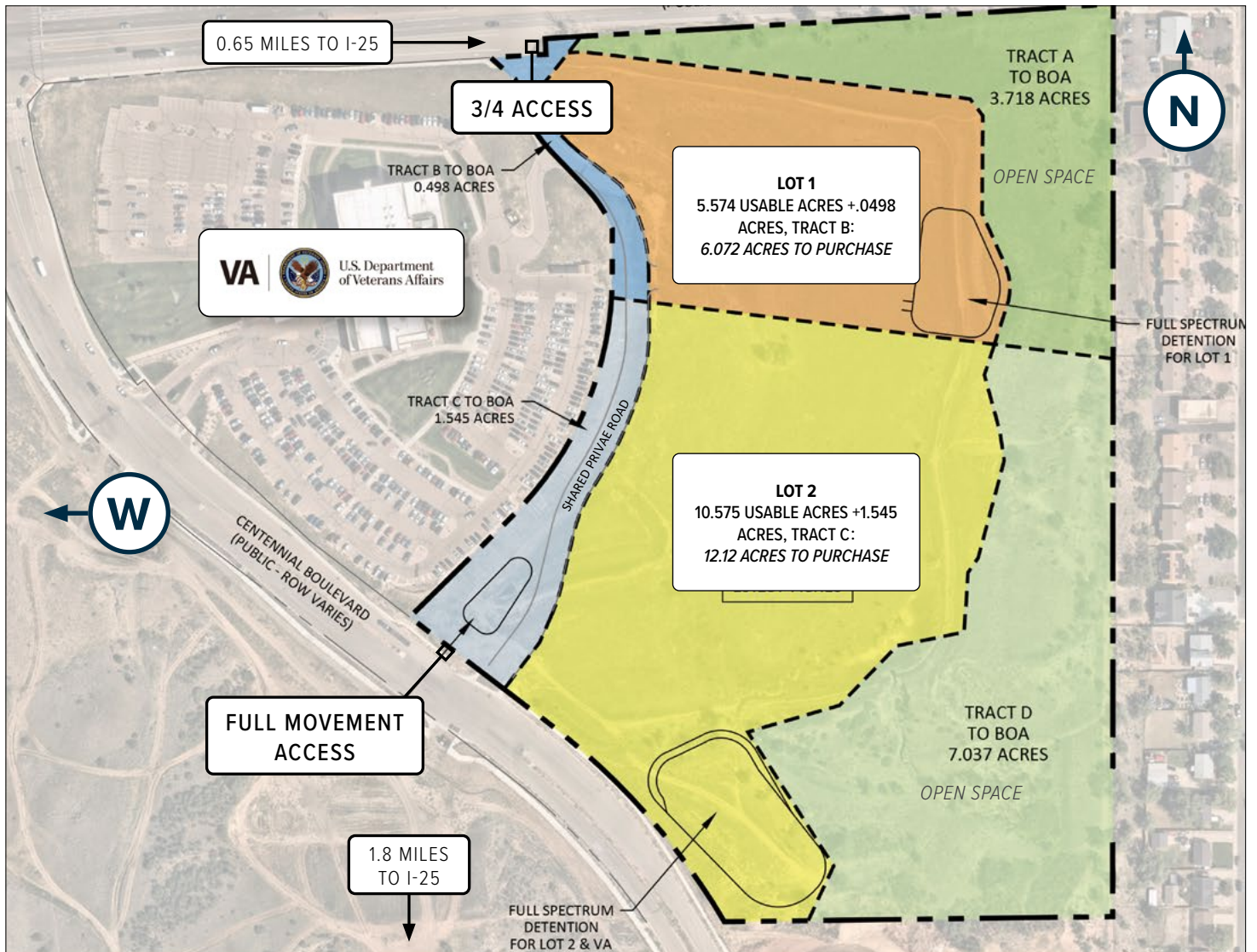






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**TOTAL LAND AREA: 28.9 Acres (1,258,884 SF)**

## APPROVED LAND USE:

### RELIGIOUS INSTITUTION: (PENDING)

- 6.072 Acres (335,412 SF)
- On-site detention pond
- Full movement access at private road

### OPEN SPACE:

- 8 Acres (348,480)
- Steep Topography
- Retail natural character

### MEDICAL/GENERAL OFFICE-HIGH RISE

#### AND RESIDENTIAL:

- 12.12 Acres (579,348 SF)
- Maximum Density 25 DU/AC
- To include all residential uses allowed in the MX-L zone
- Full-movement access at private road

### ACCESS:

- Existing VA access will be continued as a private road to connect with Centennial Blvd at the south end of the property
- 3/4 movement access at West Fillmore St
- Full movement access at Centennial Blvd
- Each site includes its percentage share of private drive and roadway detention ponds



### DEMOGRAPHICS - Radius, Miles

	1 MILE	3 MILE	5 MILE
2025 Est. Population	7,939	70,497	185,304
2025 Est. HHs	3,818	32,502	83,926
2025 Est. Avg. HH Income	\$95,550	\$104,372	\$104,641

### DEMOGRAPHICS - Drive Time, Minutes

	5 MIN	10 MIN	15 MIN
2025 Est. Population	9,400	74,338	255,799
2025 Est. HHs	4,487	34,460	112,580
2025 Est. Avg. HH Income	\$99,302	\$103,302	\$104,699

### TRAFFIC COUNTS (ADT 2025)

W Fillmore St at Centennial Blvd E	25,122 VPD
W Fillmore St at I-25 W	33,541 VPD

Source: 2025 US Estimate, Esri and CoStar, All Rights Reserved

