

FOR SALE

21^{AC}

SITE AT REAGAN RANCH

INDUSTRIAL DEVELOPMENT | SHOVEL READY

NAI Highland



**Speculative industrial site rendering*



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EXECUTIVE SUMMARY



ASKING PRICE

\$8/SqFt

PROPERTY DETAILS

LAND AREA	21 GROSS ACRES
ZONING	BP AP-O
CITY	COLORADO SPRINGS
COUNTY	EL PASO
PARCEL NUMBER	LOT 1 REAGAN RANCH INDUSTRIAL FIL NO 1

DEMOGRAPHICS (2025)

	1 MILE	3 MILES	5 MILES
POPULATION	2,017	33,819	142,620
2030 POPULATION est.	2,236	37,294	150,728
HOUSEHOLDS	526	11,809	53,118
AVG HH INCOME	\$100,047	\$98,482	\$93,888
AVG HOME VALUE	\$168,826	\$471,038	\$447,809

BROKER CONTACT INFO



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THE PROPERTY

Reagan Ranch is a 259-acre master plan 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 industrial sites.

DEVELOPMENT HIGHLIGHTS

- Strategically located just outside of Peterson Space Force Base / Space Command's 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'

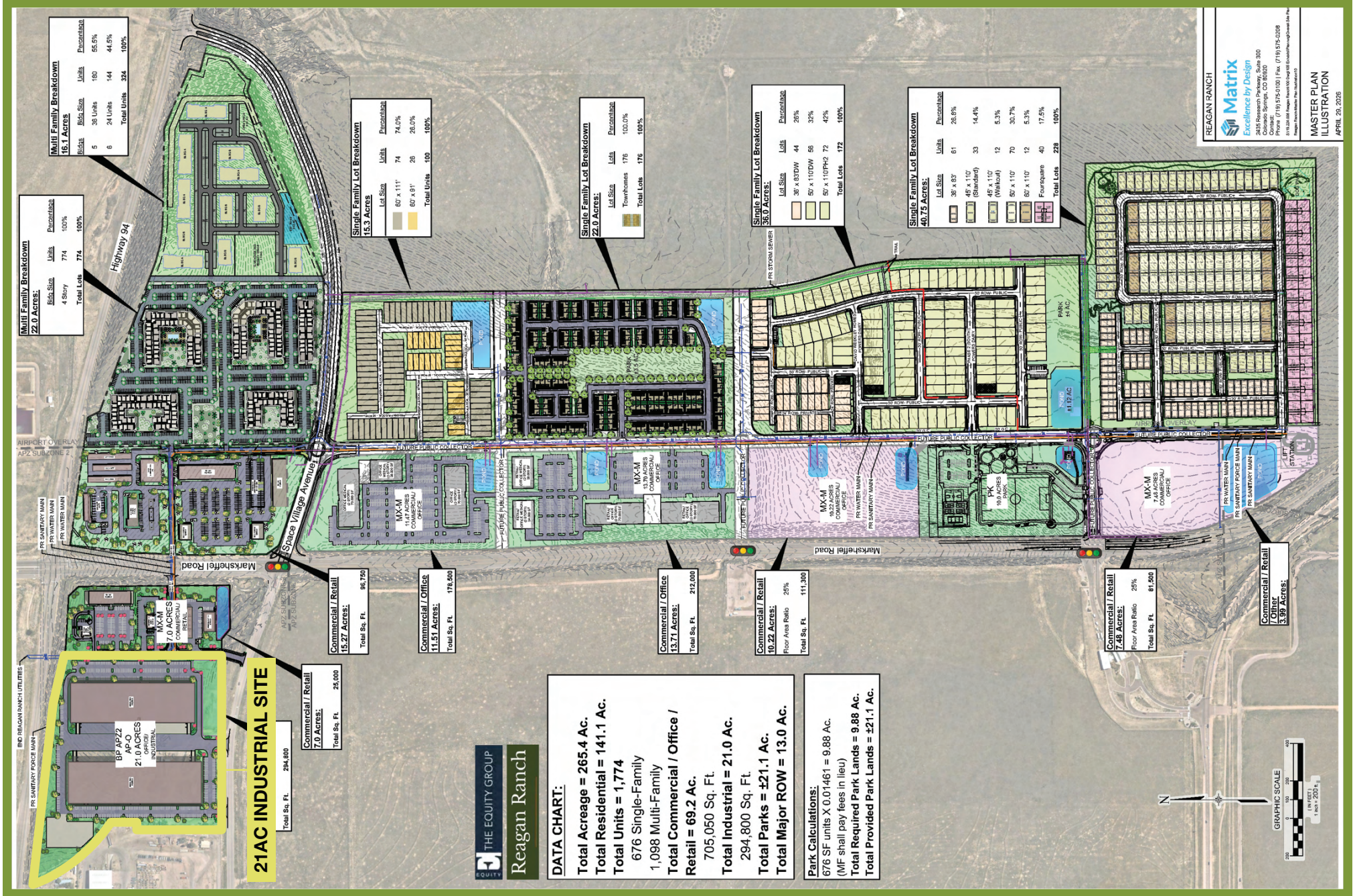
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PROPOSED DEVELOPMENT SPECS



MASTER PLAN



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5/28/2026

24

E PLATTE AVE VPD: 17,719

24

VPD: 38,000

21AC INDUSTRIAL SITE

S ACADEMY BLVD

24



S MARKSHEFFEL RD | VPD: 11,000

POWERS BLVD / HWY 24 | VPD: 57,000

E FOUNTAIN BLVD

DRIVE TIMES

- I-25 19 min
- Denver International Airport 1hr 22 min
- Downtown COS 17 min
- Colorado Springs Airport 14 min



Aerotech Commerce Center



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