



**THRIVE**<sup>TM</sup>  
COMMERCIAL PARTNERS



FOR SALE

# 1860 OFFICE CLUB PT.

COLORADO SPRINGS, CO 80920



## PROPERTY

### overview

Great piece of land, with 2.1 acres, in the desirable northern part of Colorado Springs. Not many parcels like this one remain in this area especially considering the Pine Creek golf course and mountain views. Ready to develop potentially into multifamily apartments, condos, or a hotel like the surrounding properties- many other possibilities for development exist as well.

Sale Price: \$1,250,000

Available Acentage: 2.1 AC

Zoning: MX-M

Information contained herein, while not guaranteed, is from sources we believe reliable. Price, terms and conditions are subject to change without notice. Thrive Commercial Partners acting as Landlord's/Seller's Agent: A Landlord's/Seller's agent works solely on behalf of the Landlord/Seller to promote the interests of the Landlord/Seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as the advocate for the Landlord/Seller.

## CONTACT US

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## AREA demographics

### 1 MILE

Total Households	1,578
Total Population	4,358
Average HH Income	\$88,491

### 3 MILES

Total Households	21,294
Total Population	57,656
Average HH Income	\$117,746

### 5 MILES

Total Households	59,142
Total Population	159,711
Average HH Income	\$117,461

## Traffic Counts: Briargate Pkwy & Explorer Dr. 26,925 VPD

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