



HIGHLAND COMMERCIAL GROUP, LLC

# 1.88 ACRES FOR SALE WOODLAND PARK WITH APPROVED DEVELOPMENT PLAN



841 RESEARCH DRIVE | WOODLAND PARK, CO 80863

## THE PROPERTY

- 1.88 Acres on Highway 67 at Research Drive
- Zoned: HSC/LI (Heavy Service Commercial, Light Industrial)
- Allowed Uses:
  - Service Uses
  - Day Care
  - Truck/Trailer Rental
  - Light Manufacturing
  - Potential Mini-Storage
  - Offices
  - Garden Center
  - Contractor Services w/yard
  - Outside Storage Uses

**John Onstott**

719 330 1819

onstott@highlandcommercial.com

**Craig Anderson**

719 963 6203

anderson@highlandcommercial.com

## PROPERTY FEATURES

- Vacant land site in City of Woodland Park on Hwy 67
- Build your own plan or approved development
- Approved Dev. Plan for 13,500 SF, 9 Unit Office/Warehouse
- Great site with excellent visibility
- Approved DP for Rare 1,500 SF Units with Drive-In Doors & Mezzanine

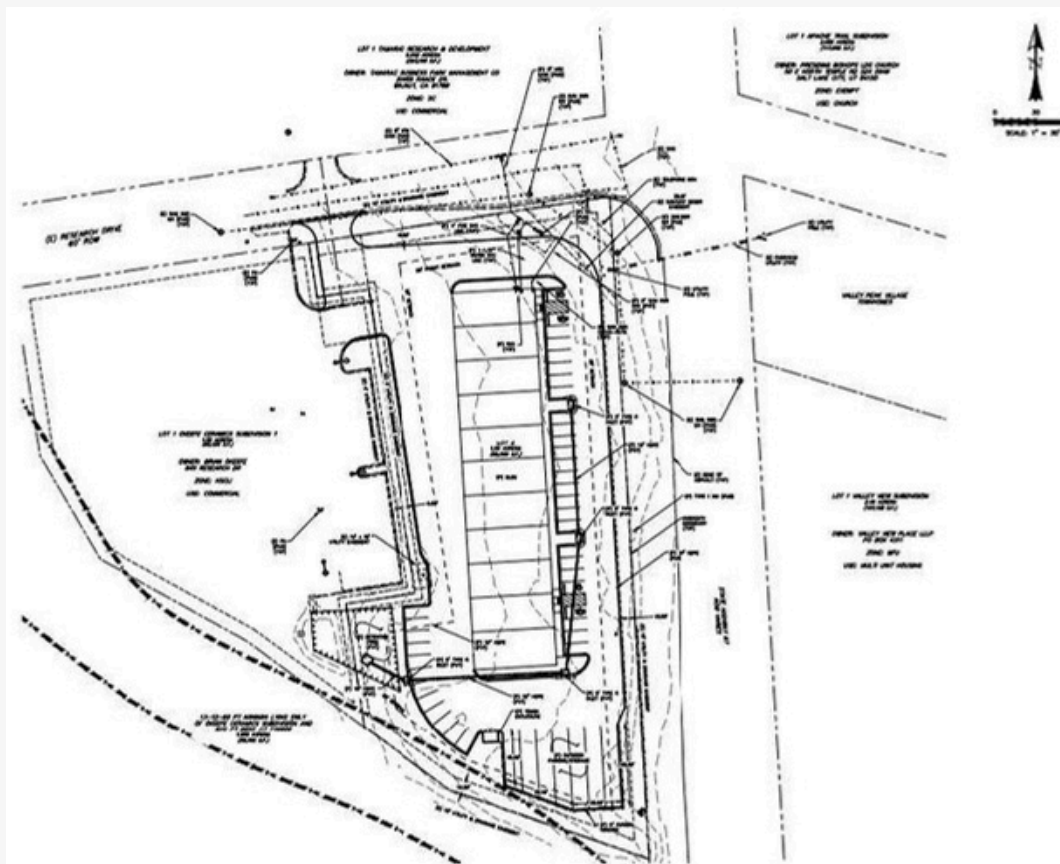
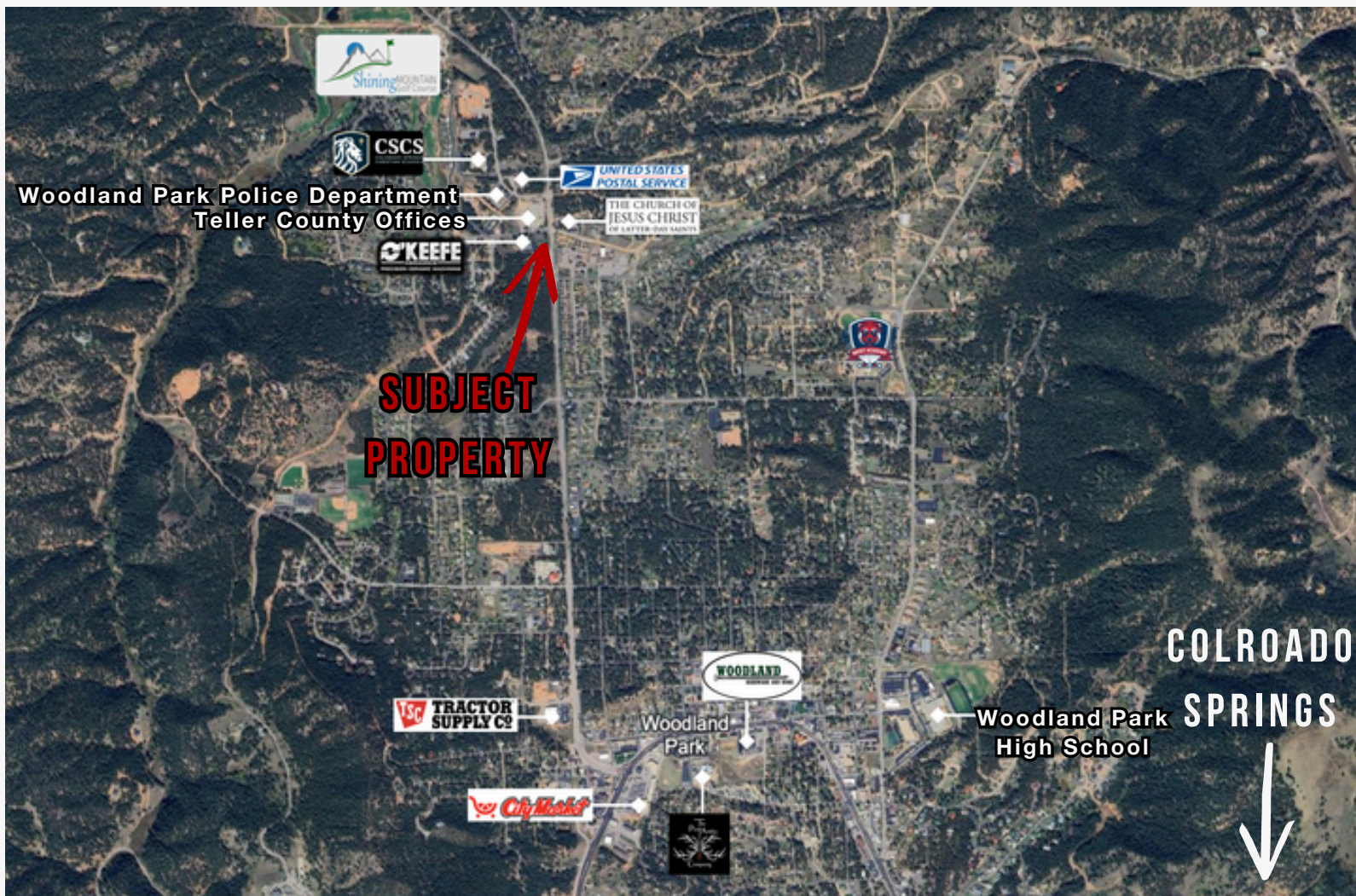
## ASKING SALE PRICE:

# \$619,500.00 (\$7.56 PSF)

NOTE: METAL BUILDING SHELL  
AVAILABLE SEPARATELY

11/24/2025





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**Principal**

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**NAI Highland**

2 N Cascade Ave, Suite 300  
Colorado Springs, CO 80903

719.577.0044

www.highlandcommercial.com

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