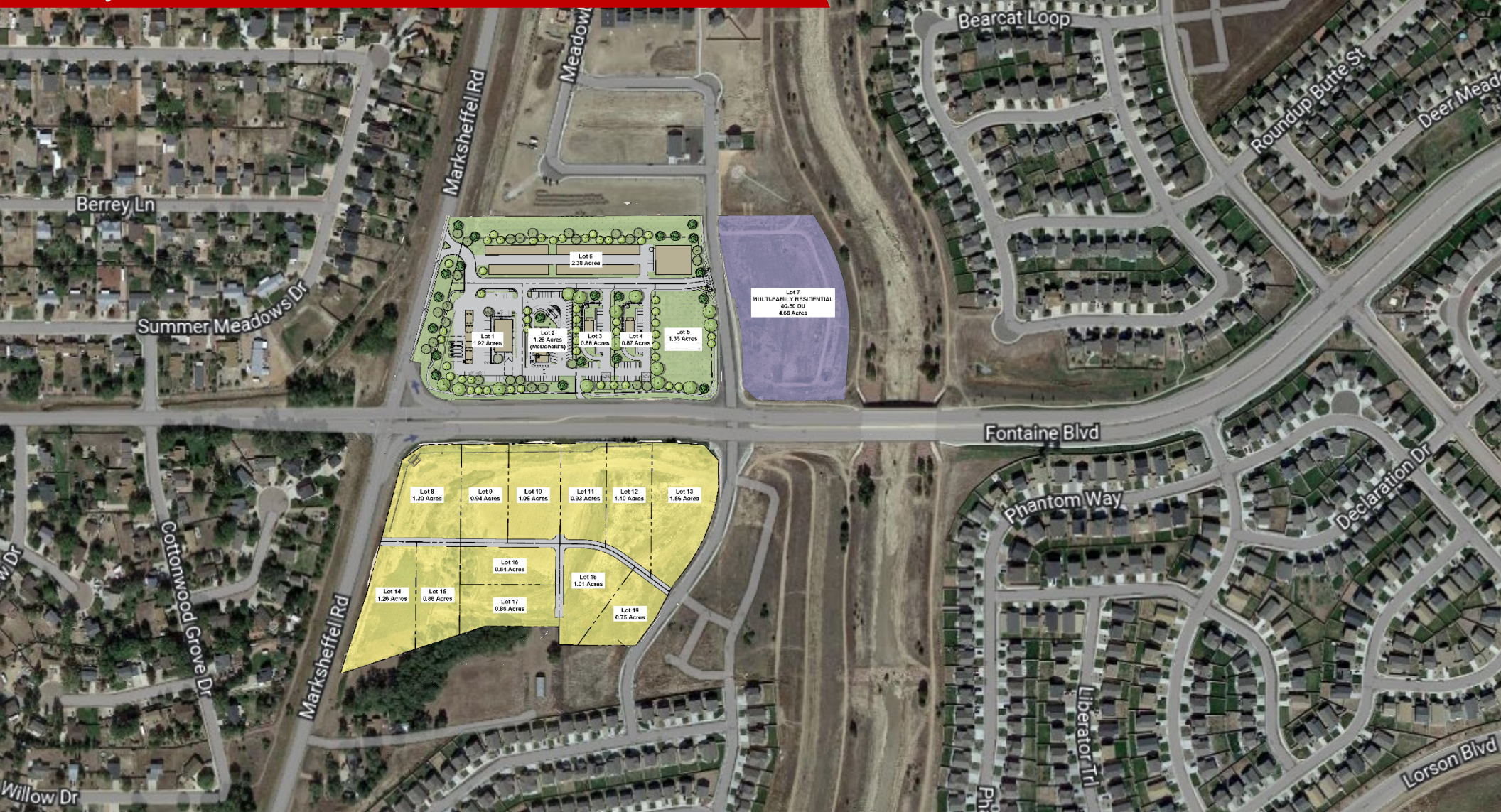


Village at Lorson Ranch

Multi-Use Pad Sites For Sale

NEC & SEC Marksheffel Rd & Fontaine Blvd

Security-Widefield, CO 80925



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09/23/2024



SCAN ME

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Available Pad Sties:

Pad Sites Depicted Are Concept Plan Only

19 Separate Lots: 0.75 - 4.68 Acres

Pad Sites Can Be Sized Appropriately Pursuant
to Buyer's or Tenant's Individual Needs

Zoning:

PUD (Planned Unit Development)

El Paso County

Sale Price:

Call Broker For Pricing

Ideal Uses:

Convenient Store | Car Wash | Quick Service

Restaurants | Multi-Tenant Retail | Bank |

Financial Center | Automotive Services |

Salon & Spa | Specialty Grocer | Fitness

Center | Full-Service Restaurants

NEIGHBORHOOD DEMOGRAPHICS



POPULATION



HOUSEHOLDS



AVERAGE
HOME VALUE



AVERAGE
HOUSEHOLD INCOME



PROJECTED GROWTH
2023 TO 2028

| | POPULATION | HOUSEHOLDS | AVERAGE HOME VALUE | AVERAGE HOUSEHOLD INCOME | PROJECTED GROWTH 2023 TO 2028 |
|---------|------------|------------|-----------------------|-----------------------------|----------------------------------|
| 1 Mile | 6,655 | 2,305 | \$346,840 | \$102,042 | 2.2% |
| 3 Miles | 25,771 | 8,748 | \$345,412 | \$92,047 | 1.6% |
| 5 Miles | 65,641 | 22,517 | \$339,327 | \$88,866 | 1.0% |



TRAFFIC COUNTS

8,289 v.p.d. (2022)

Marksheffel Rd &
Fontaine Blvd

10,816 v.p.d. (2022)

Powers Blvd &
Fontaine Blvd

THIS STATEMENT WITH THE INFORMATION IT CONTAINS IS GIVEN WITH THE UNDERSTANDING THAT ALL NEGOTIATIONS RELATING TO THE PURCHASE, RENTING, OR LEASING OF THE PROPERTY DESCRIBED ABOVE SHALL BE CONDUCTED THROUGH THIS OFFICE. THE ABOVE INFORMATION WHILE NOT GUARANTEED WAS SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE.

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LOT LEGEND

| LOT NO. | ACRES |
|---------|-------|
| 1 | 1.920 |
| 2 | 1.250 |
| 3 | 0.880 |
| 4 | 0.870 |
| 5 | 1.360 |
| 6 | 2.300 |
| 7 | 4.680 |
| 8 | 1.300 |
| 9 | 0.940 |
| 10 | 1.050 |
| 11 | 0.930 |
| 12 | 1.100 |
| 13 | 1.560 |
| 14 | 1.260 |
| 15 | 0.880 |
| 16 | 0.840 |
| 17 | 0.860 |
| 18 | 1.010 |
| 19 | 0.750 |



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