

# THE CREST AT WOODMEN

INTERSTATE 25 & WOODMEN ROAD  
 COLORADO SPRINGS, COLORADO



## PROJECT SUMMARY

- ★ 77 acre major mixed-use development.
- ★ This project serves the Northern Colorado Springs market, with dense population and strong incomes.
- ★ The property offers access and visibility off Interstate 25, and is conveniently located on the “going home” side of Woodmen Road, the primary continuous East/West thoroughfare in the market.
- ★ Interstate 25 and Woodmen Road provide traffic counts of over 223,000 vehicles-per-day.
- ★ Large workday population on site
- ★ **Now Pre-Leasing Woodmen Retail Pads!**

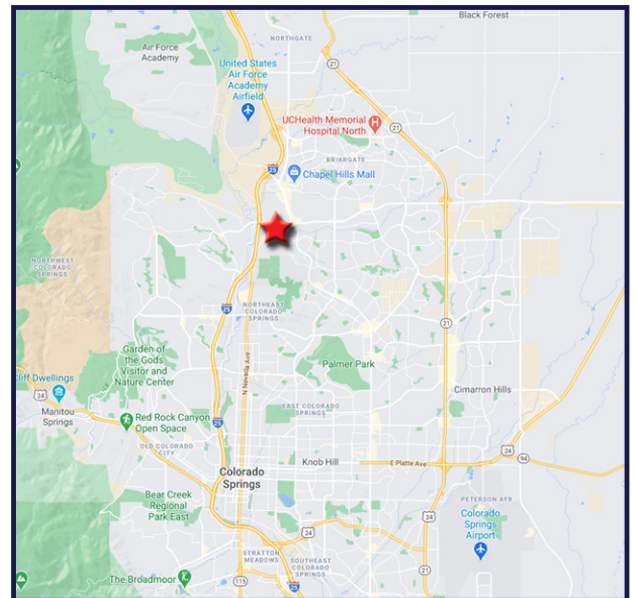
## DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
Population	74,592	211,389	369,528
Households	30,598	84,188	146,706
2023 Median HH Income	\$88,555	\$93,738	\$90,473
2023 Average HH Income	\$114,615	\$121,065	\$116,825
Median Age	37.8	37.1	36.7

## TRAFFIC COUNTS

I-25 (South of Woodmen)	151,809 vpd
Woodmen Road	71,850 vpd

Source: 2023 SitesUSA | CDOT



FOR LEASING INFORMATION CONTACT

**CASEY SEALE**

cseale@realmrealty.com | (713) 397.4125



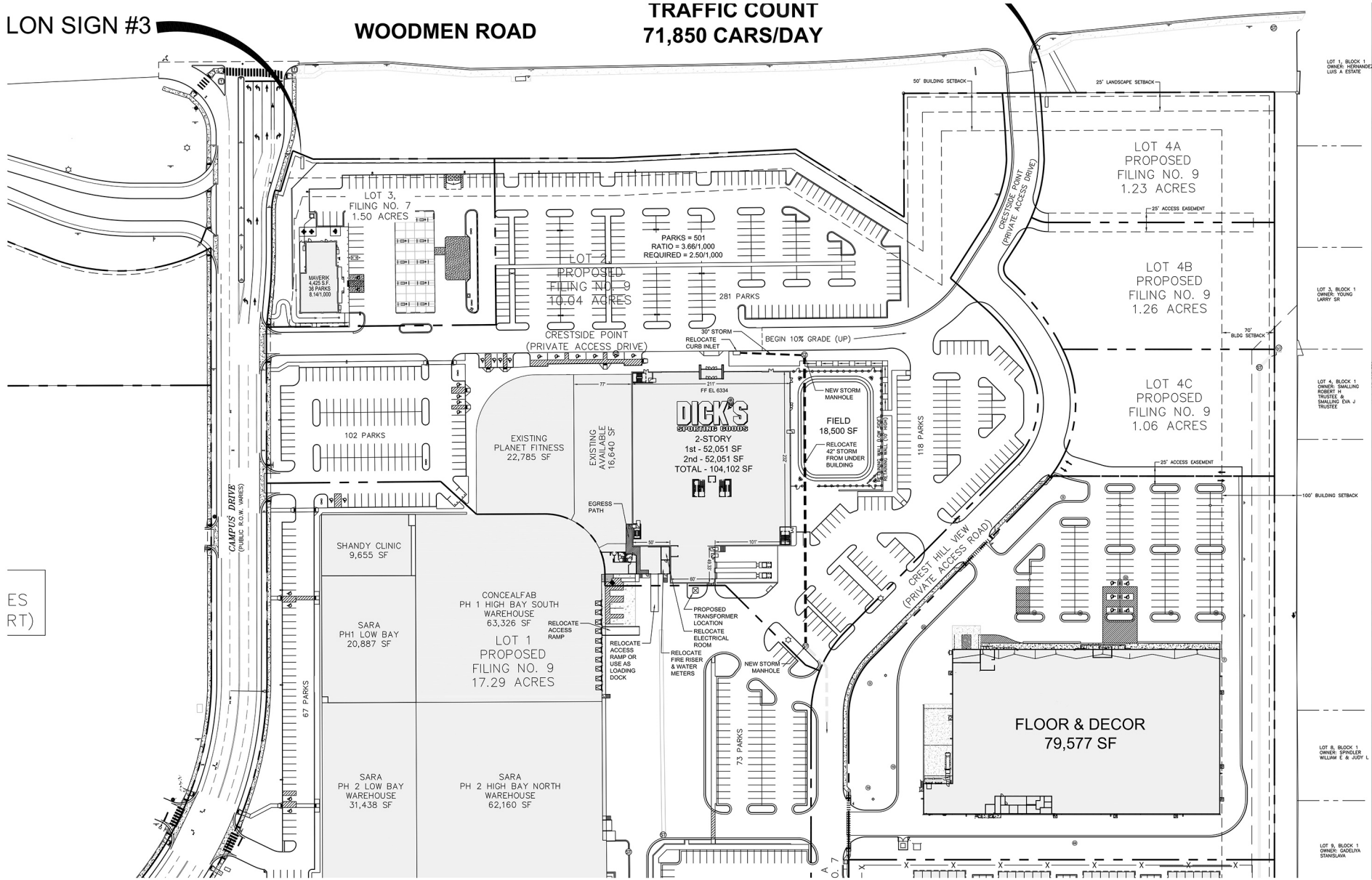
# REALM REALTY

431 N. Weber St, Colorado Springs, CO  
 719-434-7875 (phone) • 719-434-7865 (fax) • www.realmrealty.com

LON SIGN #3

WOODMEN ROAD

TRAFFIC COUNT  
71,850 CARS/DAY



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THE CREST AT WOODMEN  
MIXED USE DEVELOPMENT  
Colorado Springs, Colorado

RealM Realty  
900 Town & Country Ln #210 Houston, Texas 77024

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PURPOSE	DATE
PRINT RECORD	

REVISION RECORD		
NO.	CHANGE	DATE

DRAWN	SWG
CHECKED	SWG
DATE	05/15/24
SHEET TITLE	
CONCEPTUAL SITE PLAN	

**REALM REALTY**

900 Town & Country Lane Suite 210 Houston, Texas 77024 (713) 445-0001

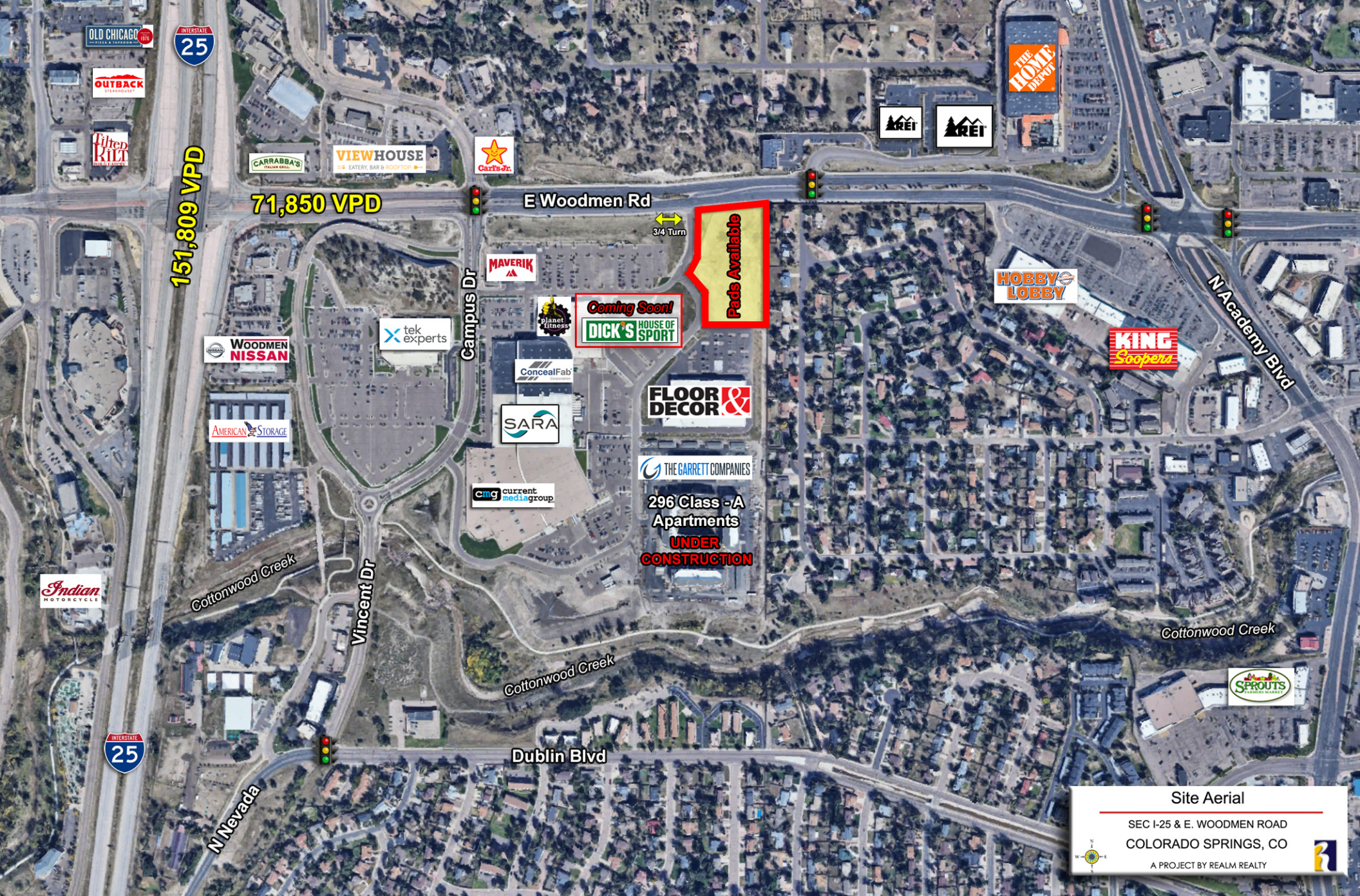


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CONCEPTUAL SITE PLAN

SCALE: 1" = 60' (22 X 34) or 1" = 120' (11 X 17)

SHEET	OF
SP-2SX	TOTAL



151,809 VPD

71,850 VPD

Pads Available

Coming Soon!  
DICK'S HOUSE OF SPORT

FLOOR DECOR

296 Class -A  
Apartments  
UNDER  
CONSTRUCTION

KING  
Scoopers

HOBBY  
LOBBY

INTERSTATE 25

INTERSTATE 25

Site Aerial

SEC I-25 & E. WOODMEN ROAD  
COLORADO SPRINGS, CO

A PROJECT BY REALM REALTY





7 mi radius

5 mi radius

3 mi radius

# Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups

Realm Realty  
 Lat/Lon: 38.9311/-104.806



Crest at Woodmen Colorado Springs, CO 80920	3 mi radius	5 mi radius	7 mi radius
<b>Population</b>			
2023 Estimated Population	74,592	211,389	369,528
2028 Projected Population	77,975	220,710	387,893
2020 Census Population	72,817	206,453	360,833
2010 Census Population	67,435	182,147	311,658
Projected Annual Growth 2023 to 2028	0.9%	0.9%	1.0%
Historical Annual Growth 2010 to 2023	0.8%	1.2%	1.4%
<b>Households</b>			
2023 Estimated Households	30,598	84,188	146,706
2028 Projected Households	33,632	92,376	161,687
2020 Census Households	29,491	81,140	141,472
2010 Census Households	27,155	72,222	123,852
Projected Annual Growth 2023 to 2028	2.0%	1.9%	2.0%
Historical Annual Growth 2010 to 2023	1.0%	1.3%	1.4%
<b>Age</b>			
2023 Est. Population Under 10 Years	10.5%	11.5%	11.8%
2023 Est. Population 10 to 19 Years	13.0%	13.6%	13.2%
2023 Est. Population 20 to 29 Years	15.7%	15.1%	15.4%
2023 Est. Population 30 to 44 Years	19.0%	20.7%	21.6%
2023 Est. Population 45 to 59 Years	19.0%	18.4%	17.5%
2023 Est. Population 60 to 74 Years	17.4%	15.4%	14.9%
2023 Est. Population 75 Years or Over	5.5%	5.3%	5.5%
2023 Est. Median Age	37.8	37.1	36.7
<b>Marital Status &amp; Gender</b>			
2023 Est. Male Population	50.3%	50.4%	50.3%
2023 Est. Female Population	49.7%	49.6%	49.7%
2023 Est. Never Married	31.6%	31.1%	31.0%
2023 Est. Now Married	50.2%	50.4%	49.0%
2023 Est. Separated or Divorced	14.0%	14.5%	15.7%
2023 Est. Widowed	4.2%	4.0%	4.3%
<b>Income</b>			
2023 Est. HH Income \$200,000 or More	10.8%	13.1%	12.4%
2023 Est. HH Income \$150,000 to \$199,999	12.4%	11.9%	11.2%
2023 Est. HH Income \$100,000 to \$149,999	18.7%	19.1%	18.7%
2023 Est. HH Income \$75,000 to \$99,999	14.3%	13.5%	13.6%
2023 Est. HH Income \$50,000 to \$74,999	16.8%	16.1%	16.1%
2023 Est. HH Income \$35,000 to \$49,999	10.1%	9.6%	10.0%
2023 Est. HH Income \$25,000 to \$34,999	6.3%	6.3%	6.3%
2023 Est. HH Income \$15,000 to \$24,999	4.5%	4.7%	5.1%
2023 Est. HH Income Under \$15,000	6.0%	5.6%	6.6%
2023 Est. Average Household Income	\$114,615	\$121,065	\$116,825
2023 Est. Median Household Income	\$88,555	\$93,738	\$90,473
2023 Est. Per Capita Income	\$47,080	\$48,565	\$46,794
2023 Est. Total Businesses	5,467	11,614	19,639
2023 Est. Total Employees	46,729	92,991	151,347

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<b>Crest at Woodmen</b>	<b>3 mi radius</b>	<b>5 mi radius</b>	<b>7 mi radius</b>
<b>Colorado Springs, CO 80920</b>			
<b>Race</b>			
2023 Est. White	78.0%	76.7%	74.8%
2023 Est. Black	4.8%	4.9%	5.4%
2023 Est. Asian or Pacific Islander	3.5%	3.7%	4.2%
2023 Est. American Indian or Alaska Native	0.6%	0.7%	0.7%
2023 Est. Other Races	13.1%	14.0%	14.9%
<b>Hispanic</b>			
2023 Est. Hispanic Population	10,910	31,262	58,186
2023 Est. Hispanic Population	14.6%	14.8%	15.7%
2028 Proj. Hispanic Population	14.6%	14.8%	15.8%
2020 Hispanic Population	14.6%	15.7%	17.4%
<b>Education (Adults 25 &amp; Older)</b>			
2023 Est. Adult Population (25 Years or Over)	51,507	142,951	249,733
2023 Est. Elementary (Grade Level 0 to 8)	1.9%	1.8%	1.9%
2023 Est. Some High School (Grade Level 9 to 11)	3.2%	2.7%	3.0%
2023 Est. High School Graduate	17.2%	16.9%	17.2%
2023 Est. Some College	21.3%	20.9%	22.0%
2023 Est. Associate Degree Only	11.4%	10.5%	10.7%
2023 Est. Bachelor Degree Only	27.0%	27.3%	27.0%
2023 Est. Graduate Degree	18.0%	19.8%	18.2%
<b>Housing</b>			
2023 Est. Total Housing Units	31,827	87,635	153,938
2023 Est. Owner-Occupied	61.5%	62.4%	61.9%
2023 Est. Renter-Occupied	34.6%	33.7%	33.4%
2023 Est. Vacant Housing	3.9%	3.9%	4.7%
<b>Homes Built by Year</b>			
2023 Homes Built 2010 or later	9.6%	12.4%	13.8%
2023 Homes Built 2000 to 2009	8.9%	14.0%	15.8%
2023 Homes Built 1990 to 1999	15.0%	16.7%	13.7%
2023 Homes Built 1980 to 1989	30.1%	20.5%	15.5%
2023 Homes Built 1970 to 1979	23.0%	18.3%	15.9%
2023 Homes Built 1960 to 1969	6.5%	6.9%	8.2%
2023 Homes Built 1950 to 1959	1.5%	4.4%	5.4%
2023 Homes Built Before 1949	1.6%	2.8%	7.0%
<b>Home Values</b>			
2023 Home Value \$1,000,000 or More	1.4%	1.9%	2.1%
2023 Home Value \$500,000 to \$999,999	25.8%	28.1%	27.6%
2023 Home Value \$400,000 to \$499,999	22.9%	22.0%	21.5%
2023 Home Value \$300,000 to \$399,999	29.8%	27.6%	27.8%
2023 Home Value \$200,000 to \$299,999	14.2%	13.4%	14.2%
2023 Home Value \$150,000 to \$199,999	1.4%	1.4%	1.6%
2023 Home Value \$100,000 to \$149,999	1.1%	1.1%	1.2%
2023 Home Value \$50,000 to \$99,999	0.9%	1.2%	1.1%
2023 Home Value \$25,000 to \$49,999	0.8%	0.8%	0.8%
2023 Home Value Under \$25,000	1.7%	2.4%	2.1%
2023 Median Home Value	\$407,980	\$416,694	\$415,371
2023 Median Rent	\$1,364	\$1,351	\$1,313

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<b>Labor Force</b>			
2023 Est. Labor Population Age 16 Years or Over	61,086	170,149	297,015
2023 Est. Civilian Employed	64.5%	64.7%	64.8%
2023 Est. Civilian Unemployed	2.1%	1.9%	1.9%
2023 Est. in Armed Forces	2.4%	3.1%	3.6%
2023 Est. not in Labor Force	31.0%	30.2%	29.6%
2023 Labor Force Males	50.1%	50.2%	50.1%
2023 Labor Force Females	49.9%	49.8%	49.9%
<b>Occupation</b>			
2023 Occupation: Population Age 16 Years or Over	39,391	110,130	192,579
2023 Mgmt, Business, & Financial Operations	18.7%	18.7%	18.9%
2023 Professional, Related	30.7%	31.7%	30.8%
2023 Service	15.9%	15.3%	15.7%
2023 Sales, Office	18.8%	19.0%	18.8%
2023 Farming, Fishing, Forestry	0.2%	0.1%	0.1%
2023 Construction, Extraction, Maintenance	7.1%	7.1%	7.3%
2023 Production, Transport, Material Moving	8.6%	8.1%	8.4%
2023 White Collar Workers	68.2%	69.4%	68.4%
2023 Blue Collar Workers	31.8%	30.6%	31.6%
<b>Transportation to Work</b>			
2023 Drive to Work Alone	69.7%	69.7%	68.5%
2023 Drive to Work in Carpool	6.1%	6.4%	6.8%
2023 Travel to Work by Public Transportation	0.2%	0.2%	0.3%
2023 Drive to Work on Motorcycle	0.2%	0.1%	0.1%
2023 Walk or Bicycle to Work	3.0%	3.1%	3.5%
2023 Other Means	0.7%	0.7%	0.8%
2023 Work at Home	20.1%	19.7%	20.2%
<b>Travel Time</b>			
2023 Travel to Work in 14 Minutes or Less	29.9%	29.4%	29.0%
2023 Travel to Work in 15 to 29 Minutes	51.3%	50.6%	49.8%
2023 Travel to Work in 30 to 59 Minutes	14.4%	16.2%	17.4%
2023 Travel to Work in 60 Minutes or More	4.4%	3.9%	3.7%
2023 Average Travel Time to Work	18.4	19.0	19.1
<b>Consumer Expenditure</b>			
2023 Est. Total Household Expenditure	\$2.38 B	\$6.79 B	\$11.51 B
2023 Est. Apparel	\$84.71 M	\$243.22 M	\$411.75 M
2023 Est. Contributions, Gifts	\$140.27 M	\$407.6 M	\$687.17 M
2023 Est. Education, Reading	\$81 M	\$237.33 M	\$399.15 M
2023 Est. Entertainment	\$136.62 M	\$392.07 M	\$663.01 M
2023 Est. Food, Beverages, Tobacco	\$360.59 M	\$1.03 B	\$1.74 B
2023 Est. Furnishings, Equipment	\$84.83 M	\$242.89 M	\$410.78 M
2023 Est. Health Care, Insurance	\$214.85 M	\$609.08 M	\$1.03 B
2023 Est. Household Operations, Shelter, Utilities	\$764.66 M	\$2.18 B	\$3.7 B
2023 Est. Miscellaneous Expenses	\$45.15 M	\$129.07 M	\$218.65 M
2023 Est. Personal Care	\$31.95 M	\$91.15 M	\$154.5 M
2023 Est. Transportation	\$432.9 M	\$1.23 B	\$2.09 B

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