

# SWC Marksheffel and Meadowbrook Land

1581 El Jefe Hts | Colorado Springs, CO 80915



## FULLY APPROVED SITE DEVELOPMENT PLAN AND CONSTRUCTION DRAWINGS FOR TUNNEL CAR WASH



**FOR SALE**

### AVAILABLE

1.48 AC

### PRICE

\$1,500,000 (\$23.26/SF)

### CITY/COUNTY

Unincorporated El Paso County

### ZONING

El Paso CS - Commercial Service

### ABOUT THE PROPERTY

- Land is being sold with plans (SDP and CDs) for a 150' tunnel car wash facility with 29 vacuums.
- Located on the signalized hard corner of Marksheffel Road and Meadowbrook Parkway just south of Hwy 24.
- Join Mobil and Dunkin Donuts

### TRAFFIC COUNTS

Marksheffel Rd

19,270 VPD

Hwy 24

25,000 VPD

Year: 2023 | Source: CoStar & CDOT

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	9,016	50,196	157,012
Daytime Population	5,552	58,263	149,517
Avg. Household Income	\$116,480	\$105,316	\$96,848
Estimated Households	3,073	18,281	60,163

Year: 2024 | Source: Esri

### CONTACT

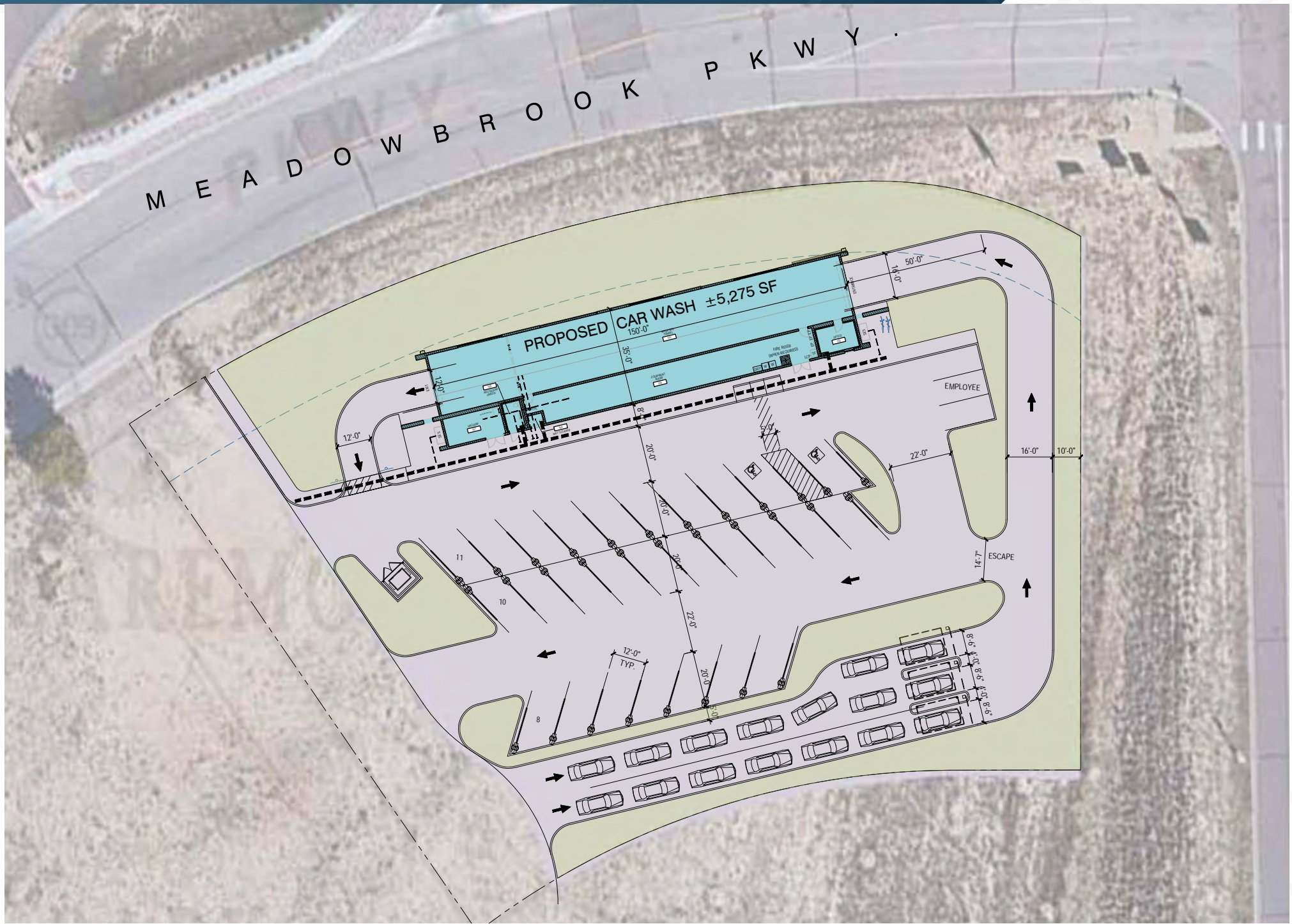
**Patrick McGlinchey** | 210.303.3149 | patrick.mcglinchey@srsre.com

**Justin Gregory** | 303.803.7170 | justin.gregory@srsre.com



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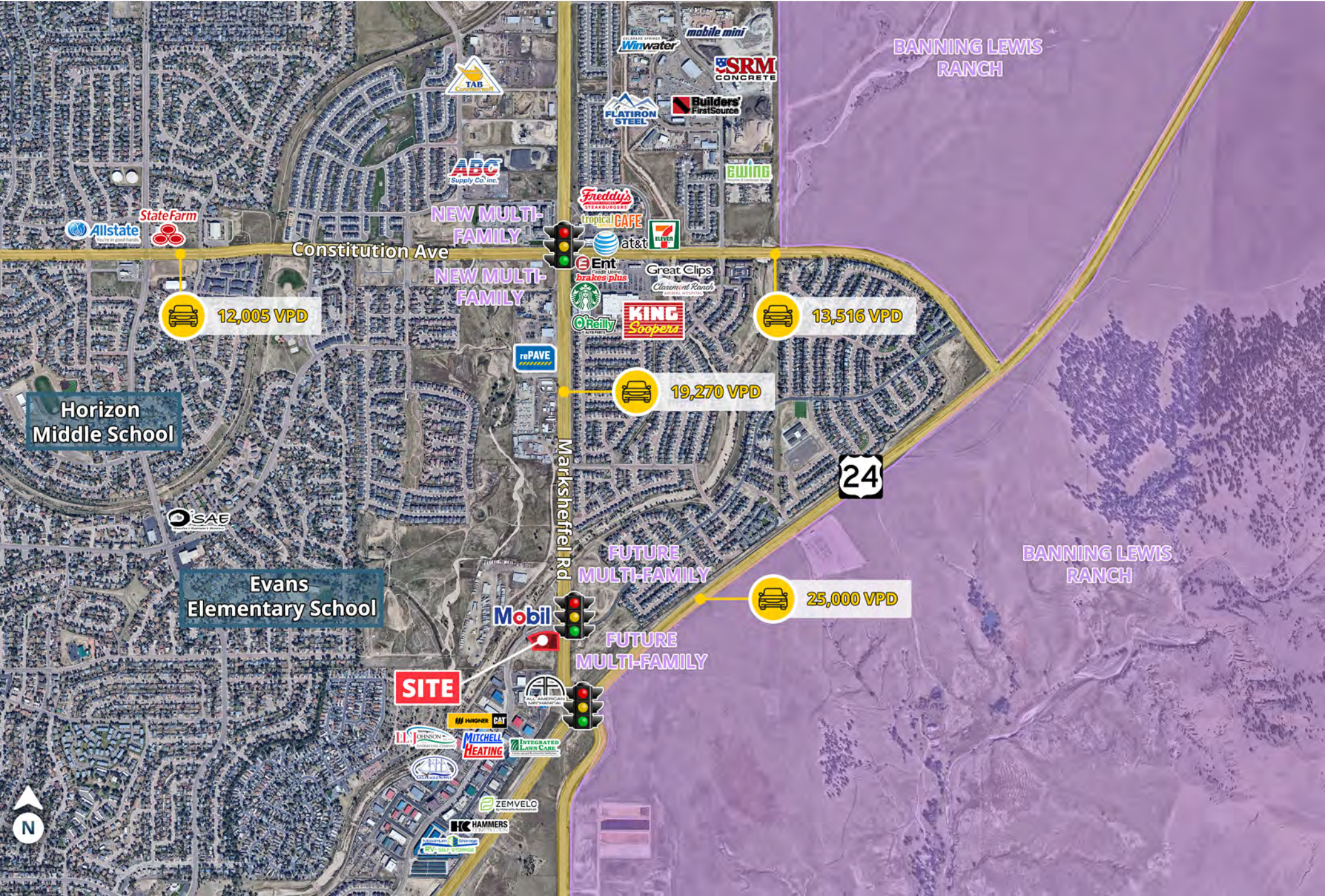
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## DEMOGRAPHIC HIGHLIGHTS

### Population

	1 Mile	3 Miles	5 Miles
2024 Estimated Population	9,016	50,196	157,012
2029 Projected Population	10,121	54,119	162,772
Projected Annual Growth 2024 to 2029	2.34%	1.52%	0.72%

### Daytime Population

2024 Daytime Population	5,552	58,263	149,517
Workers	1,379	35,769	75,724
Residents	4,173	22,494	73,793

### Income

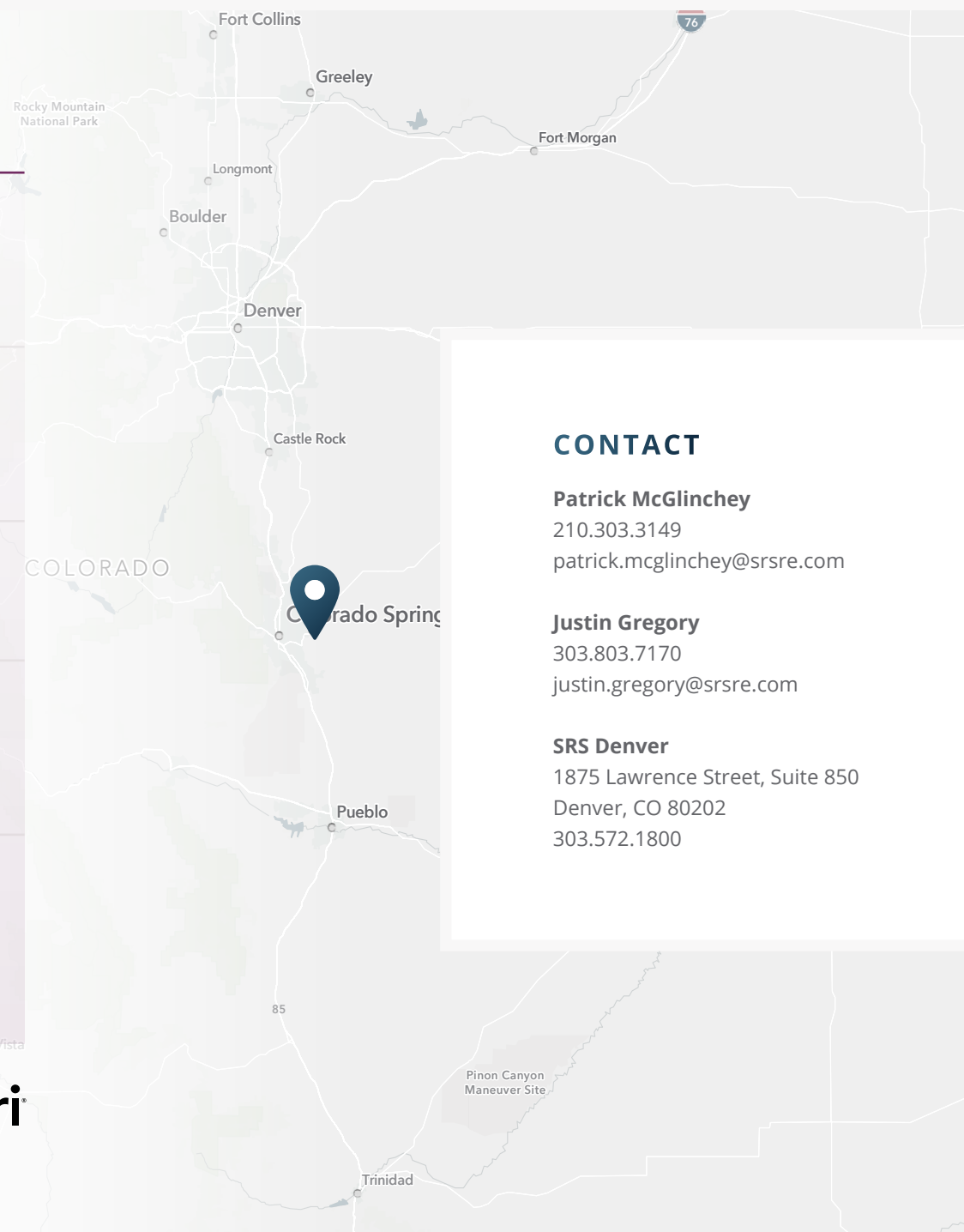
2024 Est. Average Household Income	\$116,480	\$105,316	\$96,848
2024 Est. Median Household Income	\$89,914	\$85,317	\$78,912

### Households & Growth

2024 Estimated Households	3,073	18,281	60,163
2029 Projected Households	3,501	19,918	62,935
Projected Annual Growth 2024 to 2029	2.64%	1.73%	0.90%

### Race & Ethnicity

2024 Est. White	60%	64%	62%
2024 Est. Black or African American	8%	7%	8%
2024 Est. Asian or Pacific Islander	5%	4%	4%
2024 Est. American Indian or Native Alaskan	1%	1%	1%
2024 Est. Hispanic Origin (Any Race)	27%	24%	25%



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patrick.mcglinchey@srsre.com

**Justin Gregory**

303.803.7170

justin.gregory@srsre.com

**SRS Denver**

1875 Lawrence Street, Suite 850

Denver, CO 80202

303.572.1800

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE

