

PROPERTY OVERVIEW

- Solace at The Ranch - 374 Multi-Family units and Carriage Homes
- Dutch Bro's Coffee & Brakes Plus now open - Tommy's Car Wash, Advanced Auto Parts & KinderCare coming soon!
- 36 acre ground up development
- Retail/Restaurant/Commercial pad sites for sale
- Less then 2 miles from St Francis Medical Center and Powers Blvd
- Strong incomes, housing growth and traffic counts
- 350 new units adjacent to development coming soon

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DEMOGRAPHICS

	Population	Households	Avg. HH Income	Daytime Pop.	Traffic
1 mile	6,133	1,997	\$115,418	4,801	Woodmen at Marksheffel: 30,000 VPD
3 mile	55,593	18,639	\$109,218	42,067	Marksheffel at Woodmen: 16,000 VPD
5 mile	160,120	55,469	\$104,719	124,580	

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PADS AVAILABLE FOR SALE

TALLGRASS at THE RANCH

TALLGRASS
AT THE RANCH

SEC E Woodmen Rd & Marksheffel Rd, Colorado Springs, CO



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Proposed Multifamily Renderings

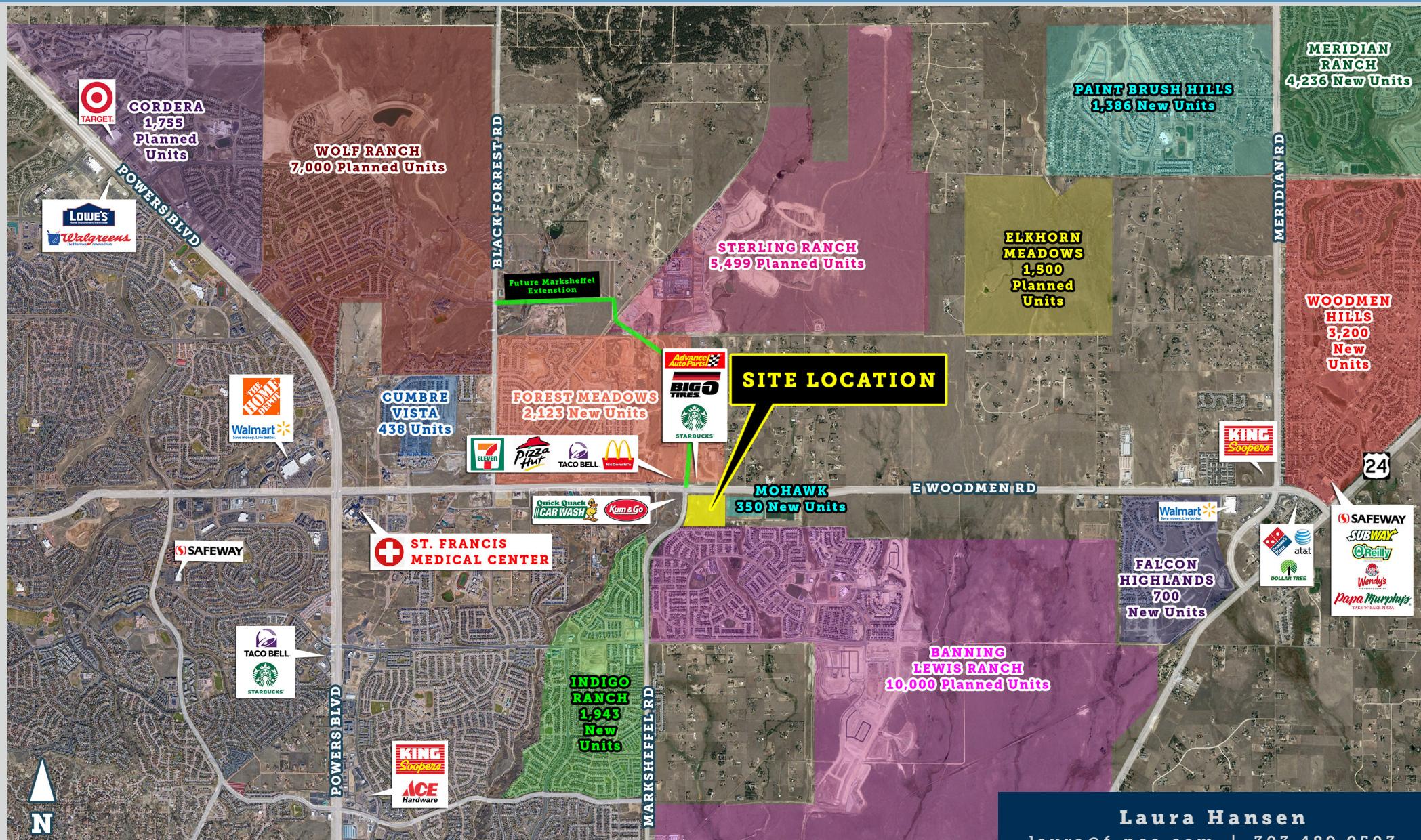


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