

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

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

I C S	Population 	Households 	Avg. HH Income 	Daytime Pop. 
1 mile	6,133	1,997	\$115,418	4,801
3 mile	55,593	18,639	\$109,218	42,067
5 mile	160,120	55,469	\$104,719	124,580

Traffic



Woodmen at Marksheffel:
30,000 VPD

Marksheffel at Woodmen:
16.000 VPD

THIS PLAN SHEET IS
CONCEPTUAL ONLY. THE
DEVELOPER EXPRESSLY RE-
SERVES THE RIGHT TO MAKE
MODIFICATIONS, REVISIONS
AND CHANGES IT DEEMS
DESIRABLE AND IT REMAINS
SUBJECT TO APPROVAL BY
GOVERNMENTAL BODIES.
IT SHOULD NOT BE RELIED
ON AS A REPRESENTATION,
EXPRESS OR IMPLIED, OF THE
FINAL SIZE, LOCATION OR DI-
MENSIONS OF ANY CURRENT
OR FUTURE LOT OR BUILDING
AREA, ROADWAY DESIGN,
ACCESS OR LAND USES.

PADS AVAILABLE FOR SALE

TALLGRASS at THE RANCH

TALLGRASS
AT THE RANCH

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Proposed Multifamily Renderings



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