

LAND FOR SALE

AIR ACADEMY FCU

9870 AND 9930 N UNION BLVD,
COLORADO SPRINGS, CO 80924



OFFERING SUMMARY

Sale Price 9870:	\$2,103,945
Lot Size:	3.22 Acres
Zoning:	OC - Office
Sale Price 9930:	\$816,750
Lot Size:	1.25 Acres
Zoning:	OC - Office

PROPERTY OVERVIEW

AVAILABILITY:

9870: Schedule 62264-04-002 Lot 3 Briargate Crossing East Sub Fil No. 2
3.22 acres (140,263 sq. ft.) May be subdivided.

9930: Schedule 62261-01-001 Lot 4 Briargate Crossing East Sub Fil No. 2
1.25 acres (54,450 sq. ft.)

PROPERTY HIGHLIGHTS

- Brand new opportunity for office/service users to build in a high growth area with excellent demographics, high traffic counts, easy access to major thoroughfares from Powers Blvd.
- Close proximity to new and existing housing developments with very strong retail projects, including Super Target, Walmart, Home Depot, banks, grocery, and other services.



J.P. Robert Nolette

719.520.9500

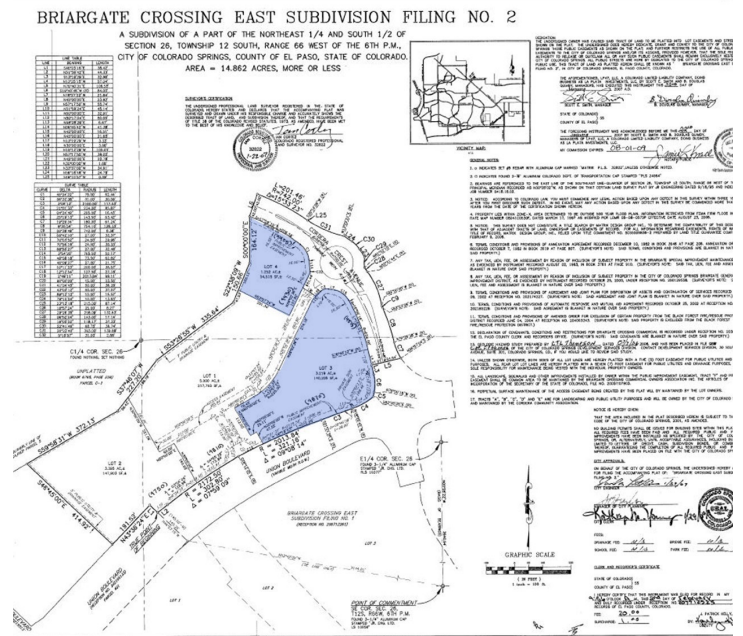
bnolette@fronrangecommercial.com

All information is from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. USERS OF THIS INFORMATION SHOULD BE CAREFUL TO VERIFY EVERY ITEM OF INFORMATION CONTAINED HEREIN.

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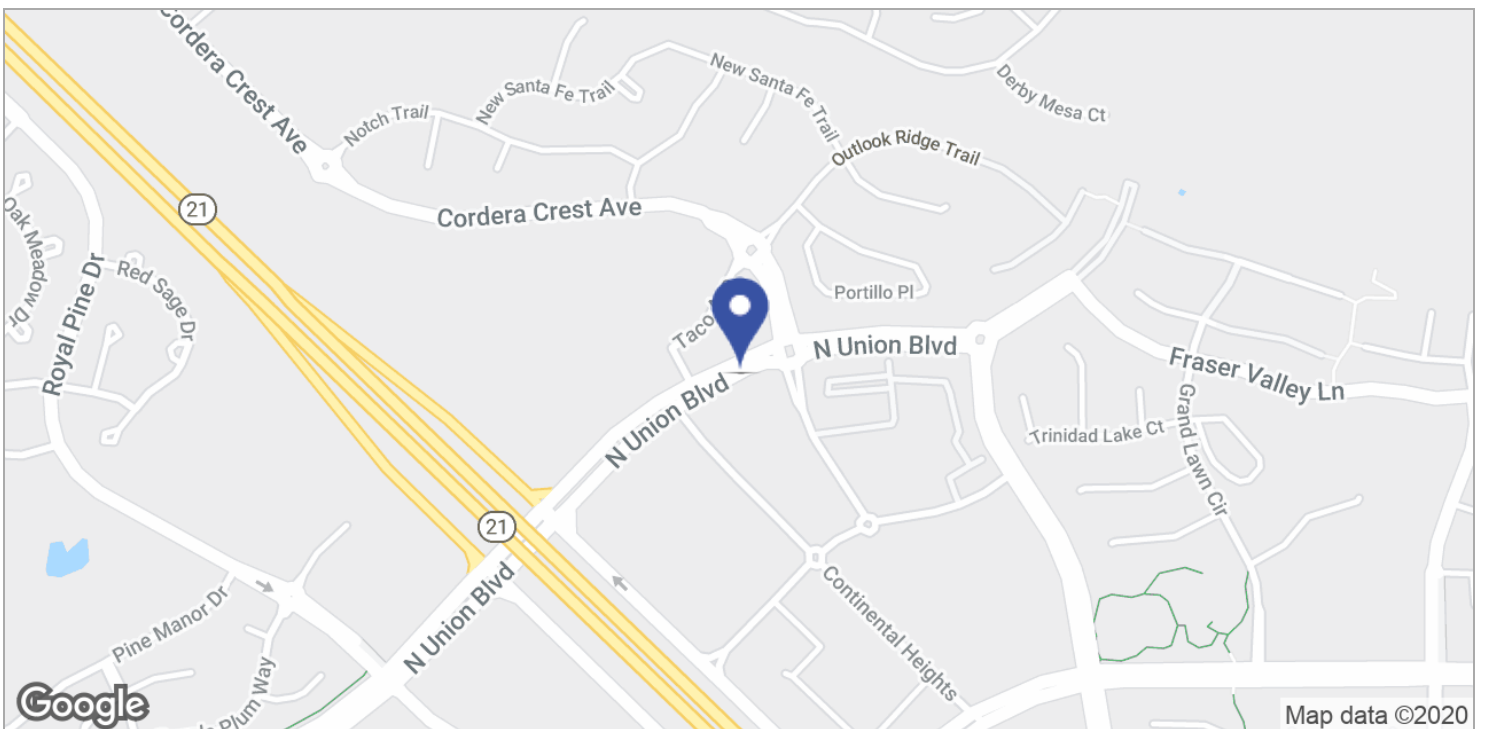
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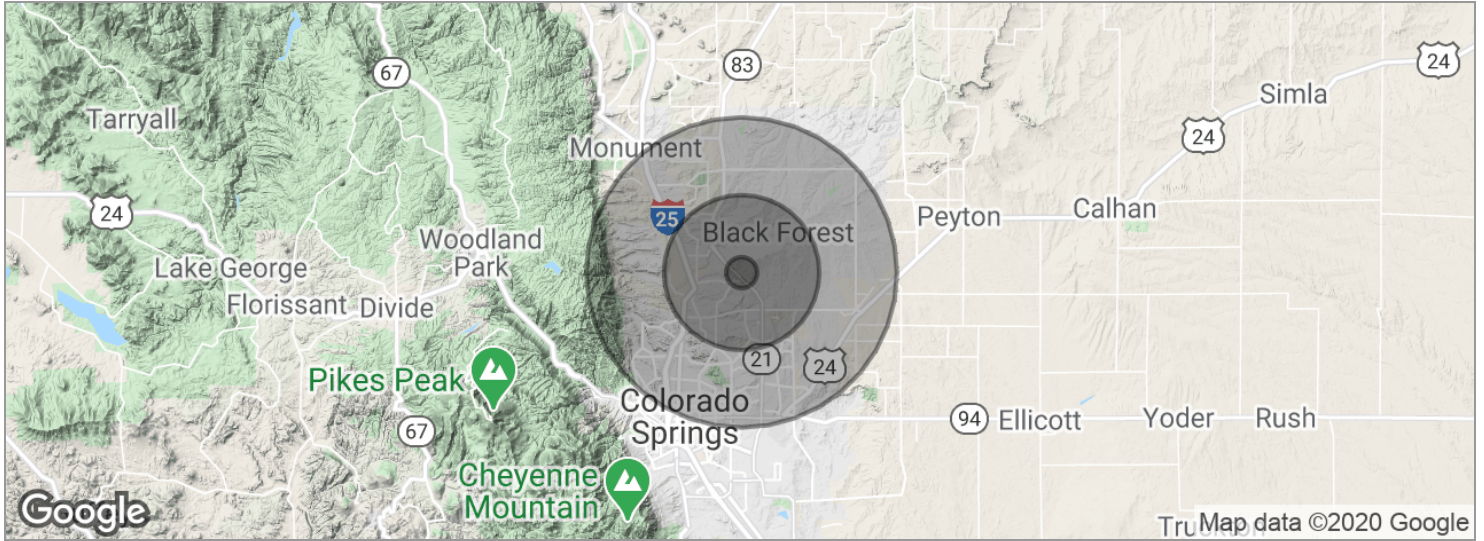
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	4,023	128,186	416,675
Median age	34.6	34.2	36.1
Median age (male)	32.5	33.5	35.1
Median age (female)	35.0	34.6	37.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,169	45,005	156,882
# of persons per HH	3.4	2.8	2.7
Average HH income	\$128,447	\$89,534	\$77,618
Average house value	\$411,257	\$315,761	\$294,596

* Demographic data derived from 2010 US Census



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