



ABOUT THE LAND FOR SALE

Premium retail pad site ready for development! The zoning on this land is CS (commercial services) which will allow for a big box retailer or a shopping center along with many other uses. This parcel has optimal visibility located alongside Hwy 24 in close proximity to other national retailers and other national companies. The Falcon/Peyton is rapidly growing with new housing developments and commercial developments popping up at an exponential rate. This lot is prime for not only servicing the Falcon/Peyton area, but also the smaller rural communities east of Falcon. Hwy 24 is one of two major roads coming into the Falcon area from Colorado Springs and as of 2022 the traffic counts were around 18,000 cars per day. Don't miss out on a great opportunity to be part of a community that is rapidly growing!

COMMERCIAL LAND FOR SALE

CALL BROKER FOR PRICE



11401 US-24

Peyton, CO 80831

CONTACT US

ALTITUDE PROPERTIES



AT RE/MAX REAL ESTATE GROUP

**ALTITUDE PROPERTIES AT
REMAX REAL ESTATE GROUP**

Kyle Tzitzicas

Commercial Real Estate Agent

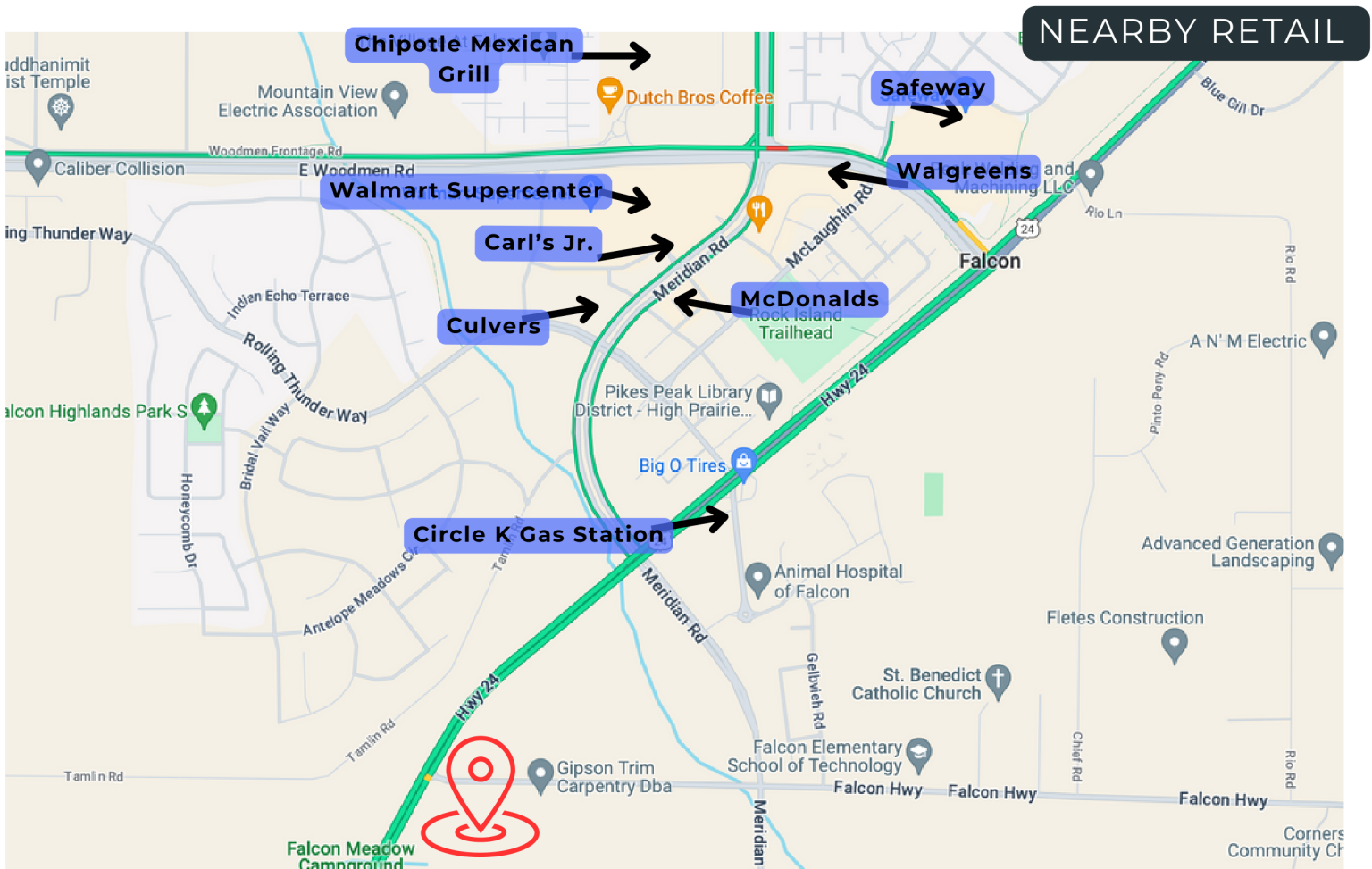
719.534.7930

altitudepropertiesco@gmail.com



Traffic Counts

- Estimated traffic count 18,000 cars a day
- Zoning CS
- 14.35 Acres
- Premium Retail Pad
- High visibility





11401 US-24 Peyton, CO 80831



Location Facts & Demographics

Demographics are determined by a 10 minute drive from 11401 E US Hwy 24, Peyton, CO 80831

CITY, STATE

Peyton, CO

POPULATION

41,788

AVG. HHSIZE

2.78

MEDIAN HH INCOME

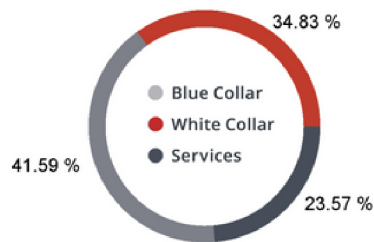
\$66,381

HOME OWNERSHIP

Renters: **3,162**

Owners: **11,128**

EMPLOYMENT



46.61 %
Employed

1.72 %
Unemployed

EDUCATION

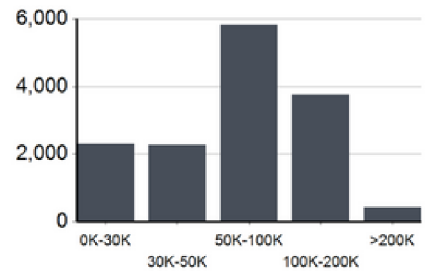
High School Grad: **23.44 %**

Some College: **29.25 %**

Associates: **12.86 %**

Bachelors: **30.99 %**

INCOME BY HOUSEHOLD



HH SPENDING

