

COMMERCIAL LAND FOR SALE IN FLYING HORSE
STATE HWY 83 & FUTURE POWERS BLVD



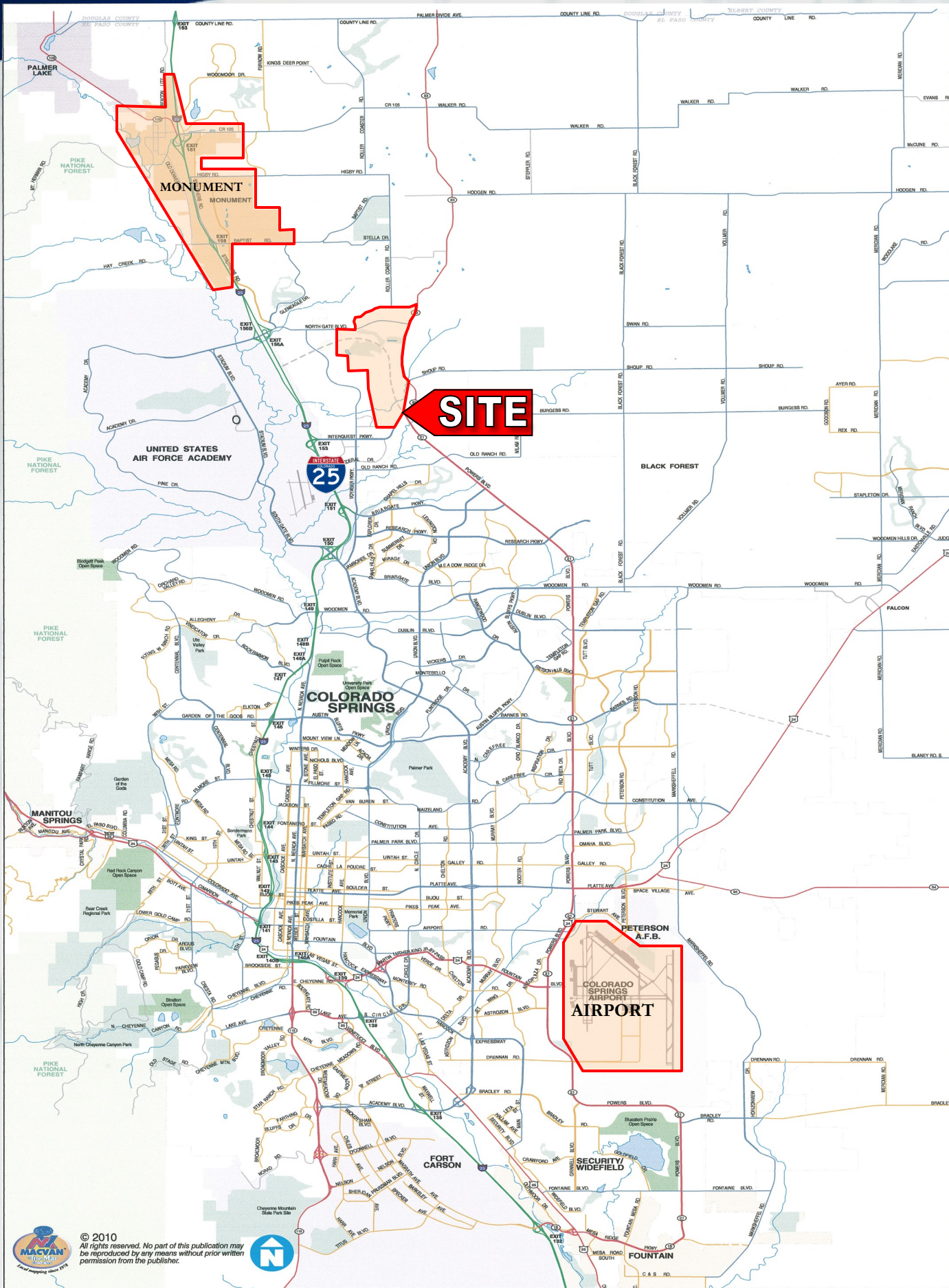
- **PARCEL 17: 46 ACRES**
- **PARCEL PRICE: \$10,018,800 (\$5/SF)**

Flying Horse Trade Area	
POPULATION	AVG HOUSEHOLD INCOME
91,437	\$129,417

STRATEGICALLY LOCATED AT THE INTERSECTION OF STATE HWY 83 & POWERS BLVD, THIS IS ONE OF THE LAST REMAINING LARGE-ACREAGE COMMERCIAL TRACTS ALONG THE POWERS BLVD CORRIDOR. IDEALLY-SUITED FOR AN ANCHORED RETAIL CENTER OR HIGH-QUALITY, MIXED-USE DEVELOPMENT. ONLY 5 MINUTES FROM I-25, EASY ACCESS TO ALL PARTS OF COLORADO SPRINGS, WITH SUPERIOR INCOME DEMOGRAPHIC. CAN BE COMBINED WITH ADJOINING FLYING HORSE PARCELS FOR 85 TOTAL ACRES.

FOR INFORMATION CONTACT:

STEVE ZALESKI
719-661-5692



MONUMENT
MONUMENT

SITE

INTERSTATE
25

**COLORADO
SPRINGS**

PETERSON
A.F.B.

**COLORADO
SPRINGS
AIRPORT**

FORT CARSON

SECURITY
WIDEFIELD

FOUNTAIN



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