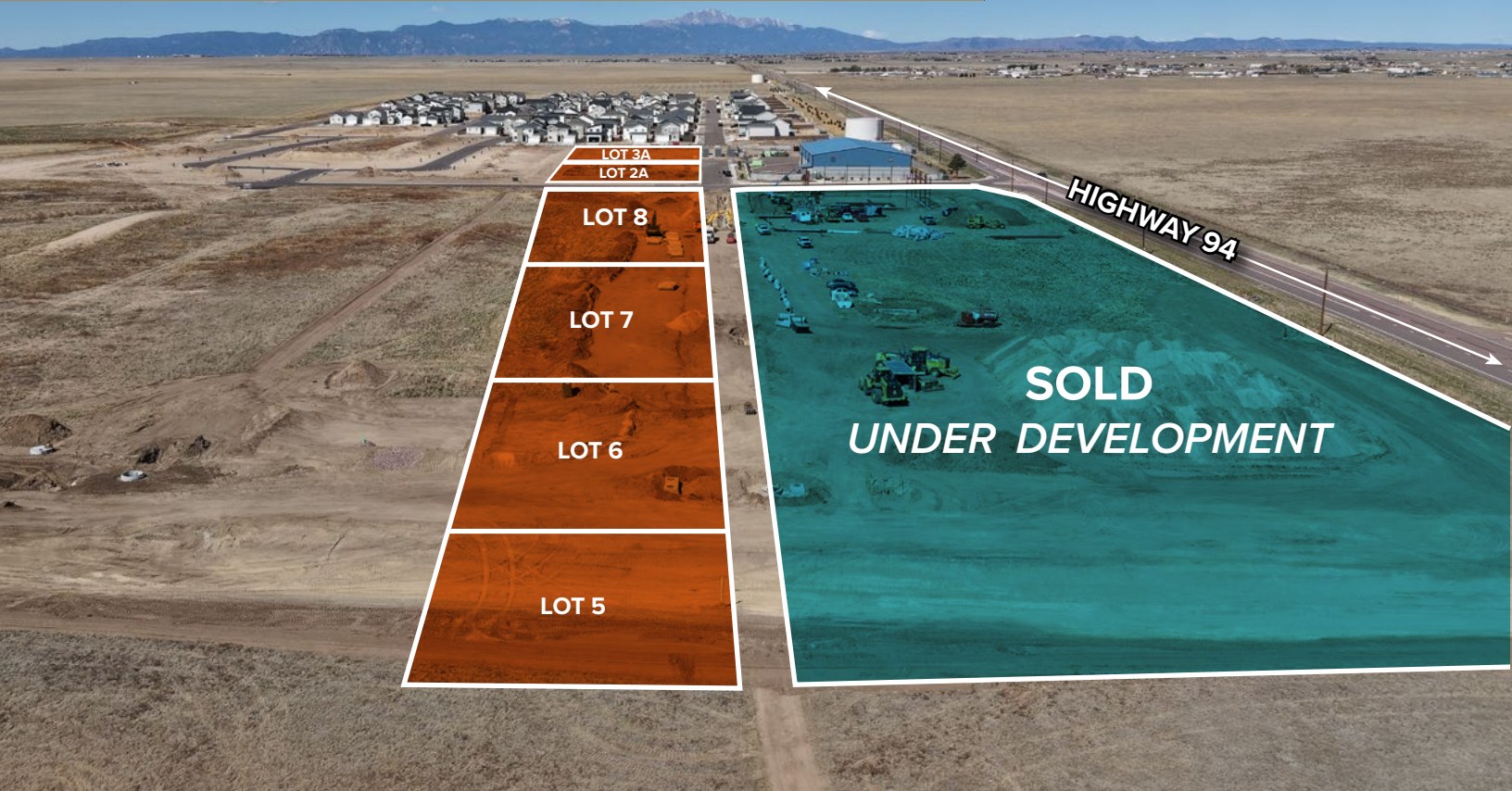


COMMERCIAL / INDUSTRIAL LOTS FOR SALE

# Mayberry Business Park

BUSINESS PARK DRIVE, CALHAN, CO 80808



**MAYBERRY BUSINESS PARK** is a pedestrian friendly master-planned community that is meticulously planned to blend modern conveniences with small town charm, just 20 minutes east of Colorado Springs.

The development features single-family and multi-family homes, retail and mixed-use commercial with parks and open space arranged throughout the development.

## COST ADVANTAGE

### Build for Less. Way Less.

Build costs at Mayberry run well below Colorado Springs rates - more building for your dollar, just 20 minutes east of Colorado Springs.

#### LEARN MORE:

- [www.mayberry-colorado.com](http://www.mayberry-colorado.com)

AVAILABLE LOTS	ACRES	SQ. FEET	PRICE
Filing No. 2A, Lot 2A	0.868 AC	37,803 SF	\$264,621
Filing No. 2A, Lot 3A	1.2 AC	52,264 SF	\$365,848
Filing No. 4, Lot 5	0.947 AC	41,272 SF	\$288,904
Filing No. 4, Lot 6	0.939 AC	40,884 SF	\$286,188
Filing No. 4, Lot 7	0.939 AC	40,884 SF	\$286,188
Filing No. 4, Lot 8	0.927 AC	40,385 SF	\$282,695

<b>COMMUNITY SIZE:</b>	631.4 Acres
<b>SALE PRICE:</b>	\$7.00 PSF
<b>ZONING:</b>	CS (Commercial Services)



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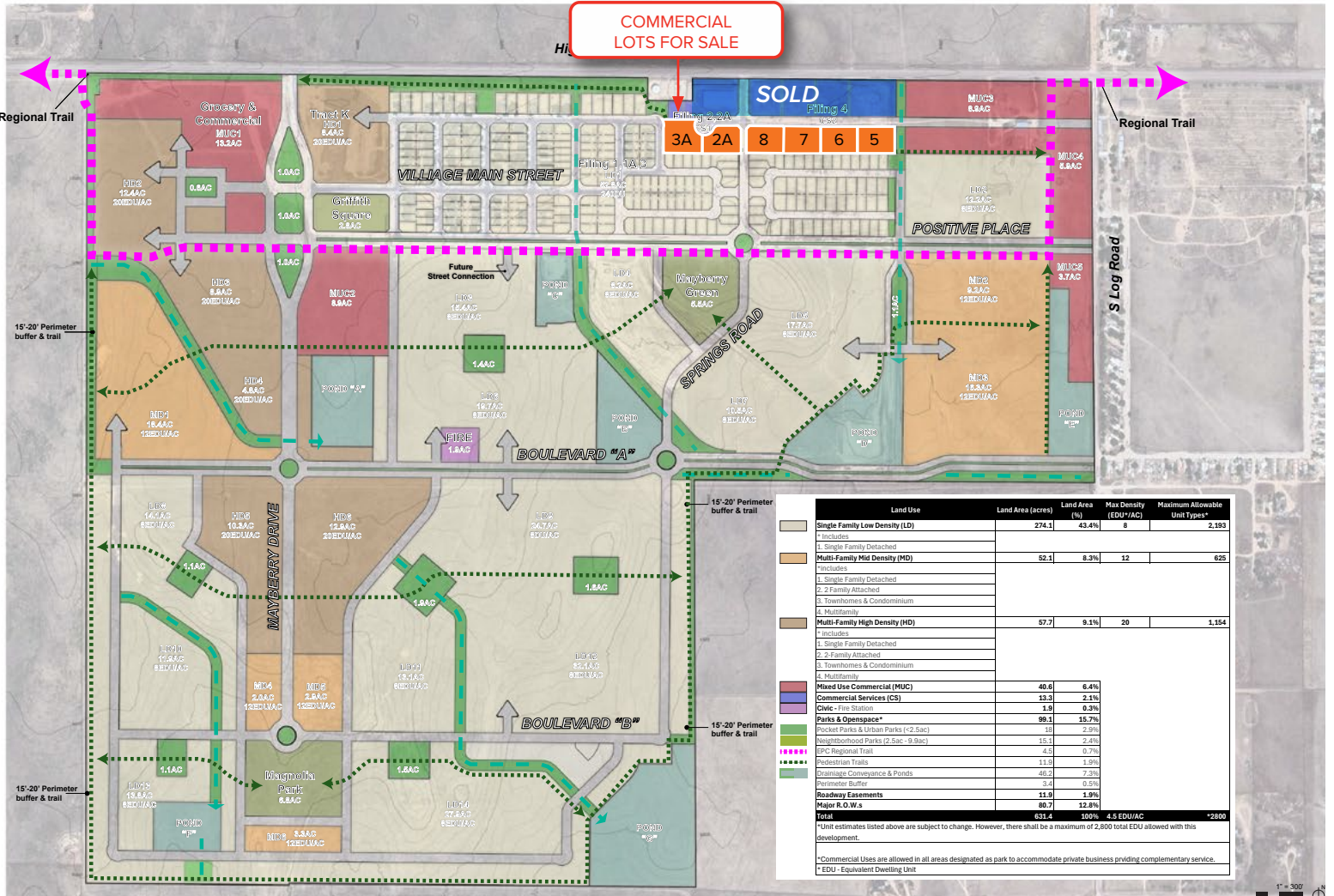


# COMMERCIAL / INDUSTRIAL LOTS FOR SALE

## Mayberry Business Park

BUSINESS PARK DRIVE, CALHAN, CO 80808

### Mayberry Community Conceptual Plan



### Community Features:

- Community provided WiFi
- Utilities provided by Mountain View Electric, Black Hills Energy and Ellicott Utility Company
- Ellicott Fire Department
- Communal Detention Ponds enhance land functionality
- Landscaping requirements are El Paso County minimums
- **Located in an Enterprise Zone** which offers state income tax credits for taxpayers investing in Enterprise Zones.

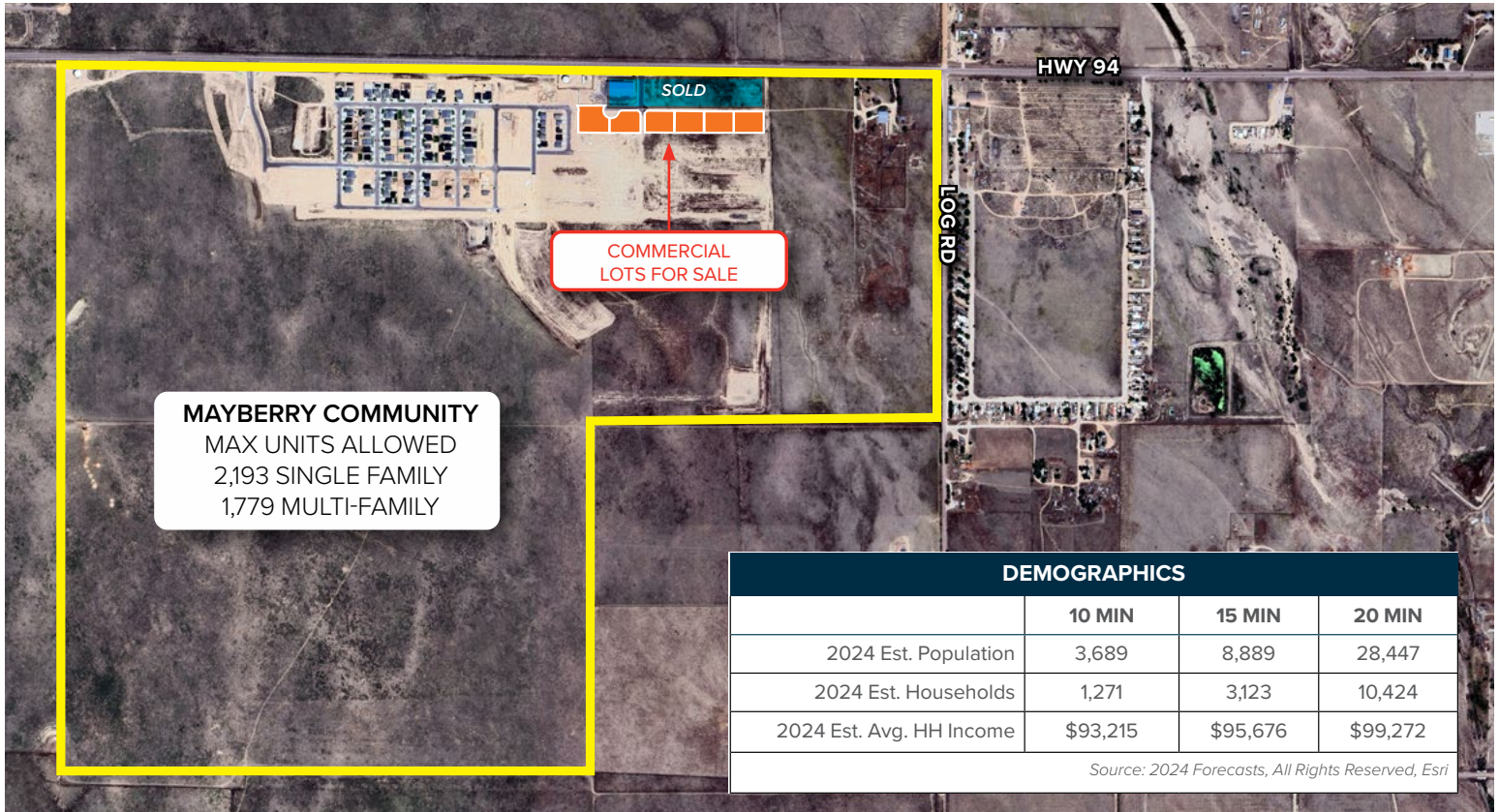
### Learn more about Maberry at:

- [www.mayberry-colorado.com](http://www.mayberry-colorado.com)
- [Planned Community on the Plains? Gazette article from April 20, 2025.](#)



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DEMOGRAPHICS			
	10 MIN	15 MIN	20 MIN
2024 Est. Population	3,689	8,889	28,447
2024 Est. Households	1,271	3,123	10,424
2024 Est. Avg. HH Income	\$93,215	\$95,676	\$99,272

Source: 2024 Forecasts, All Rights Reserved, Esri