

# CREEKWALK WEST MULTIFAMILY DEVELOPMENT OPPORTUNITY

St. Elmo Ave & Nevada Ave, Colorado Springs, CO 80905



## 2.25 ACRE DOWNTOWN MULTIFAMILY OPPORTUNITY



**Conceptual Renderings**

### Property Information

- Approximately 2.25 acres zoned for high density residential with an approved maximum density of 400 units.
- Site is in Super-Pad condition with seller completing all major off-site improvements including creek and street improvements, sidewalk installation, and all utilities stubbed to site.
- Located within the South Nevada Avenue Urban Renewal Plan with major redevelopment in the immediate area, including new restaurants, residential, hotel and Creekwalk Retail Center.
- Site offers easy access to I-25, Highway 115 and Downtown Colorado Springs.
- Three grocers within a two-block radius, including a new Sprouts under construction adjacent to site.
- Services provided by Colorado Springs Utilities.

**Price: \$12,000,000 - Call Broker for Full Marketing Package**

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OPENED  
AUGUST  
2023

Conceptual  
Renderings

