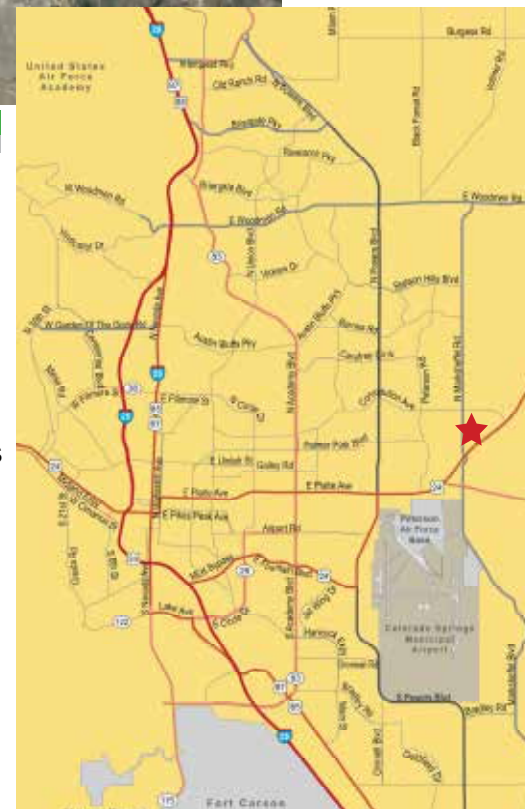


9.8 ACRES RM-30 ZONED LAND FOR SALE

NEC Marksheffel Rd & Highway 24, Colorado Springs, CO 80951



9.8 ACRES - CLAREMONT RANCH WEST



- Located along the quickly expanding Marksheffel Road corridor at the NEC of Highway 24 & Marksheffel Road.
- Approximately 9.8-acre parcel zoned RM-30 in El Paso County allowing for high-density residential.
- Conceptual designs for 105 townhome development.
- High visibility location off Highway 24 and Marksheffel Road creates a prime marketing window.
- Water & sewer services provided by Cherokee Metropolitan District.
- El Paso County School District #49.
- Available to close at Final Plat approvals.

PRICE: SEE BROKER

JACK MASON
Mason Land Solutions
719.332.2556
jack@masonlandsol.com

JAY O'SULLIVAN
JRO Land Company
719.362.6795
jay@jrolandco.com



04/02/24

17 S Wahsatch Avenue
Colorado Springs, CO 80903
www.masonlandsol.com