

MULTIFAMILY PAD SITE FOR SALE

Marksheffel Rd & N Carefree Cir, Colorado Springs, CO 80922



MASON
LAND SOLUTIONS

Brokerage | Investment | Consulting

9.25 ACRES IN EASTERN COLORADO SPRINGS

PROPERTY INFORMATION

- Located along the quickly expanding Marksheffel Road corridor at NWC of North Carefree Circle and on Marksheffel Road.
- 9.25 acres with a net 7.78 acres useable.
- RM-30 zoning approved in El Paso County allowing up to 277 units.
- Bulk graded with existing on-site detention & water quality.
- All utilities stubbed to site.
- All master studies for the entire site are complete (will need to be re-certified).
- Water and sewer services provided by Cherokee Metropolitan District.
- Gas is provided by Colorado Springs Utilities.
- Electric is provided by Mountain View Electric.
- School District #49.
- Great marketing window, high-visibility location.
- Easy access to services on Powers Boulevard and on Marksheffel Road.
- No Metropolitan District.
- Close at final plat approval.

SALE PRICE: SEE BROKER



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1/29/25

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