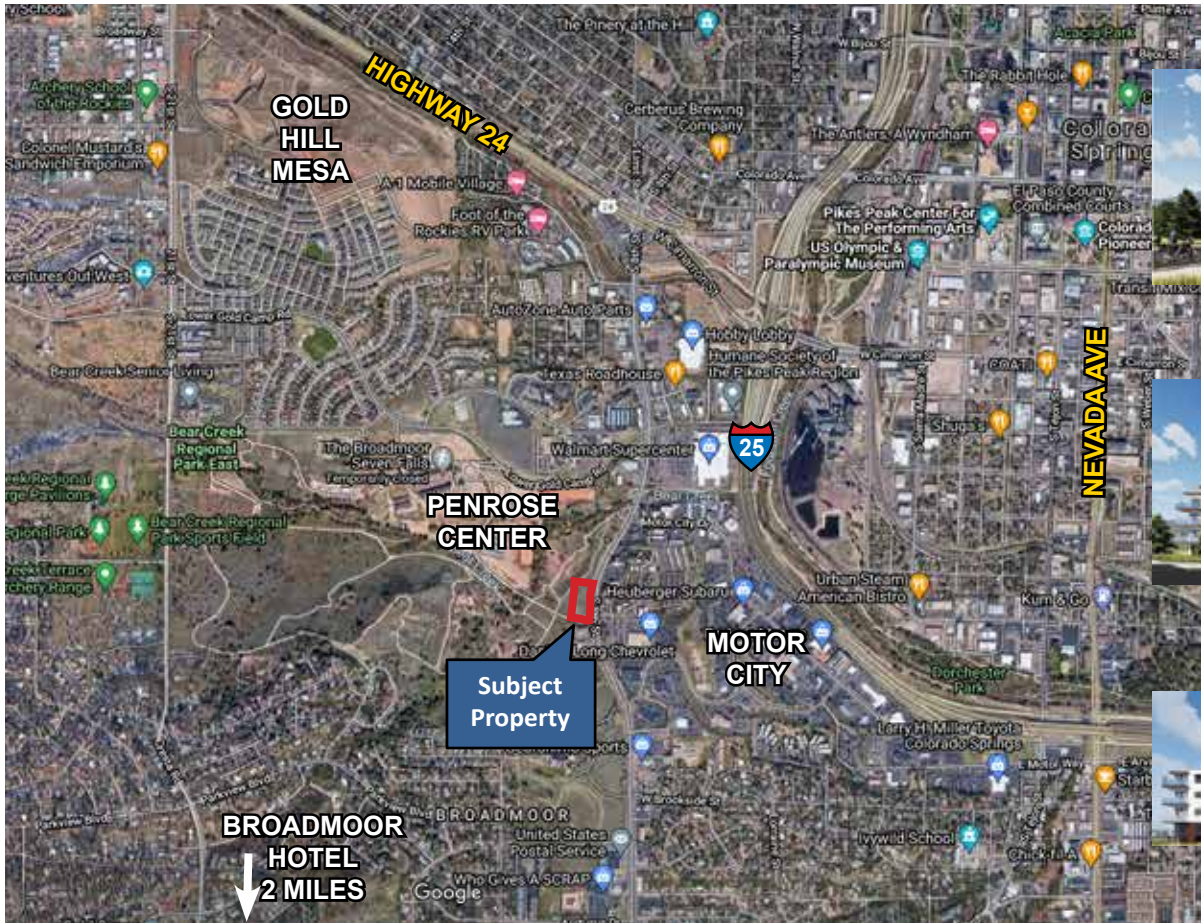


APPROVED 53 UNIT MULTIFAMILY DEVELOPMENT PROJECT FOR SALE

8th Street and Olympic Village Drive, Colorado Springs, CO 80905



BEAR CREEK APARTMENTS



SOUTHWEST COLORADO

PROPERTY INFORMATION

- Located in southwest Colorado Springs 5 minutes from downtown and less than 2 miles from the Broadmoor Hotel.
- The property has easy access to Interstate 25, Highway 24, Downtown Colorado Springs and Old Colorado City.
- Excellent mountain views with immediate access to Bear Creek Regional Park.
- A shovel-ready project on approximately 1.7 acres development plan approved, engineered, and final plat ready to record with designed building plans for 53 multifamily units in 1 building.
- Excellent marketing window with frontage along the high traffic 8th Street corridor.
- Utilities provided by Colorado Springs Utilities.
- Colorado Springs School District #11.

SALES PRICE: \$1,500,000 (\$28,302/Unit)

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4/14/26

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PROJECT DATA:

SITE AREA: 72,709 S.F. (1.7 ACRES)

BUILDING FOOTPRINT: 14,144 S.F. (68'x208')

BUILDING AREA: 54,631 S.F.

UNIT COUNT:

STUDIO (520 S.F.):	2
1-BED (725 S.F.):	35
LOFT (850 S.F.):	3
2-BED A (830 S.F.):	6
2-BED 'B' (1,000 S.F.):	3
2-BED ADA (975 S.F.):	1
2-BED PENTHOUSE (1,210 S.F.):	3
TOTAL # OF UNITS:	53

