

# MULTIFAMILY LAND FOR SALE - APPROX. 8.58 ACRES

Hancock Expy & Chelton Rd, City of Colorado Springs



## HANCOCK COMMONS



### PROPERTY INFORMATION

- Located in southeast Colorado Springs within the Hancock Commons 20-acre master planned community.
- Approximately 8.58 acres zoned R-5, high density residential. Max density of 25 dwelling units per acre.
- Close proximity to Interstate 25 (4 miles), Downtown (5 miles), Peak Innovation Park and the Colorado Springs Airport (2 miles).
- Adjacent to new townhome development and approximately two acres commercial/retail.
- On-site development responsibilities only. Metropolitan district has been formed for major public infrastructure improvements.
  - Major public infrastructure includes the realignment of Hancock Expressway, drainage improvements and detention facilities.
- Utilities provided by Colorado Springs Utilities.
- Harrison School District #2.
- Property can be purchased at final plat approval.

### PURCHASE PRICE: SEE BROKER

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Mason Land Solutions  
719.332.2556  
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JAY O'SULLIVAN  
JRO Land Company  
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10/19/23

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