

MULTI-FAMILY PAD SITE FOR SALE

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



LAND SOLUTIONS

Brokerage | Investment | Consulting

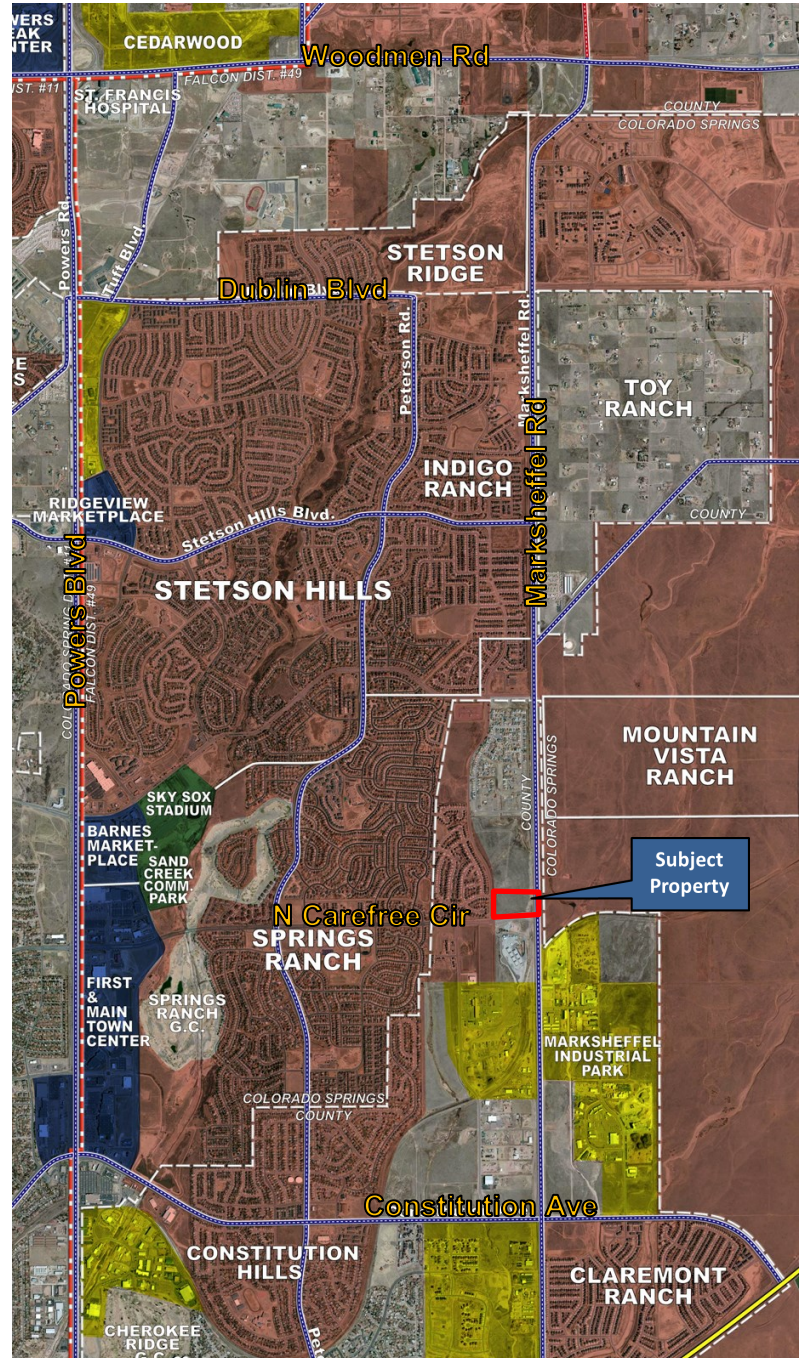
9.25 ACRES IN WINDERMERE SUBDIVISION

PROPERTY INFORMATION

- Located along the quickly expanding Marksheffel Road corridor at NWC of North Carefree Circle and Marksheffel Road.
- 7.78 net acres that can be developed into a maximum unit count of 277 with detention handled off-site.
- Seller submitting for RM-30 zoning.
- Bulk graded and off-site detention completed.
- 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.
- No Metropolitan District.
- Close at final plat approval.

PURCHASE PRICE:

CALL BROKER FOR RFP PACKAGE



JACK MASON

Mason Land Solutions

719.332.2556

jack@masonlandsol.com

JAY O'SULLIVAN

JRO Land Company

719.362.6795

jay@jrolandco.com



JRO LAND CO.

BROKERAGE | CONSULTING

7/28/22

17 S Wahsatch Avenue
Colorado Springs, CO 80903

www.masonlandsol.com

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**TRALON HOMES
160 LOT
SUBDIVISION**

