

## Properties for Sale

1 11635 Ridgeline Drive, Colorado Springs, CO 80921



Price	Price Not Disclosed	Property Notes
Lot Size	3.06 AC	
Property Sub-type	Industrial (land)	
Broker Information	Sam Cameron Cameron Butcher Company (719) 535-0500	
Status	Active	
LoopNet ID	17993299	

Listing's Link: <http://www.loopnet.com/lid/17993299>

### Lots

#	Price	Size	Price/Size	Description
		3.06 AC		

### Property Description

This property is part of the Voyager Business Park located in Northgate, Colorado Springs.



Price	Price Not Disclosed	Property Notes
Lot Size	23,789 SF	
Property Sub-type	Industrial (land)	
Broker Information	Sam Cameron Cameron Butcher Company (719) 535-0500	
Status	Active	
LoopNet ID	17993294	

Listing's Link: <http://www.loopnet.com/lid/17993294>

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**Lots**

#	Price	Size	Price/Size	Description
		23,789 SF		

**Property Description**

This parcel of land is part of the Voyager Business Park in Northgate, Colorado Springs.



Price \$252,648 - 466,527  
Lot Size 0.58 - 1.19 AC  
Property Sub-type Retail-Pad (land)  
Broker Information Greg Kaufman  
Colorado Springs Commercial  
(719) 634-1500  
Status Active  
LoopNet ID 17858031

Property Notes

Listing's Link: <http://www.loopnet.com/lid/17858031>

**Lots**

#	Price	Size	Price/Size	Description
2	\$466,527	1.19 AC	\$392,039.48 /AC	
3	\$252,648	0.58 AC	\$435,600.01 /AC	
4	\$264,845	0.64 AC	\$413,820.32 /AC	

**Property Description**

These El Paso County-zoned PUD, platted lots east of I-25 are ideal for retail or office. This site is located just south of Monument, one of Colorado's fastest growing towns.



Price	\$3,100,000	Property Notes
Lot Size	17.19 AC	
Property Sub-type	Commercial/Other (land)	
Broker Information	Craig Anderson NAI Highland Commercial Group, LLC (719) 577-0044	
Status	Active	
LoopNet ID	17692397	

Listing's Link: <http://www.loopnet.com/lid/17692397>

#### Lots

#	Price	Size	Price/Size	Description
1	\$3,100,000	17.19 AC	\$180,337.40 /AC	

#### Property Description

Lender-Owned property located within one of the fastest growing areas in Colorado Springs, the Interquest Parkway corridor. Specifically, this property is located adjacent to the Walmart data center which will be a catalyst for additional development and job growth for the region. The Interquest corridor's close proximity to I-25 and its location between the wide range of housing in Academy School District #20 and Monument District #38 have made the development a desirable destination for new employers, retailers and residents alike. Possible uses include apartments, bank, condominiums, fast food, gas/convenience store, hotel, in-line retail, office/medical office, patio homes, restaurants, retail, storage, senior housing and townhomes.



Price	\$1,567,500	Property Notes
Lot Size	38.22 AC	
Property Sub-type	Commercial/Other (land)	
Broker Information	Craig Anderson NAI Highland Commercial Group, LLC (719) 577-0044	
Status	Active	
LoopNet ID	17692421	

Listing's Link: <http://www.loopnet.com/lid/17692421>

**Lots**

#	Price	Size	Price/Size	Description
D&G	\$1,567,500	38.22 AC	\$41,012.56 /AC	

**Property Description**

Forest Meadows/Woodmen Heights Commercial Land Bank-Owned Parcels for Sale. Seller financing available. 38.22 acres master-planned for neighborhood commercial/office.



Price	Price Not Disclosed	Property Notes
Lot Size	104 AC	
Property Sub-type	Residential (land)	
Broker Information	Michael Suggs NAI Highland Commercial Group, LLC (719) 577-0044	
Status	Active	
LoopNet ID	16681725	

Listing's Link: <http://www.loopnet.com/lid/16681725>

**Lots**

#	Price	Size	Price/Size	Description
		104 AC		

**Property Description**

This property is a 104-acre planned unit development with a fully approved metrodistrict. The property sits elevated above the surrounding properties, offering excellent views of Pikes Peak and the Front Range. The adjacent developments offer a mix of large lot and rural high-end residential development. Please review attached property flyer and contact broker for full details.



Price \$2,373,148.78 Property Notes  
Lot Size 6.81 AC  
Property Sub-type Office (land)  
Broker Information Helen Cameron  
Cameron Butcher Company  
(719) 535-0500  
Status Active  
LoopNet ID 16310265

Listing's Link: <http://www.loopnet.com/lid/16310265>

**Lots**

#	Price	Size	Price/Size	Description
	\$2,373,148.78	6.81 AC	\$348,480 /AC	

**Property Description**

The land has utilities to the property. It is zoned OC (Office Complex) which will allow for a developer to build up to 3 office buildings ranging from 10k - 12k square foot footprints. This parcel of land is also approved for a high rise building.



Price	Price Not Disclosed	Property Notes
Lot Size	17.37 AC	
Property Sub-type	Commercial/Other (land)	
Broker Information	Jim Capecelatro Cushman & Wakefield Colorado (303) 312-4295	
Status	Active	
LoopNet ID	19790591	

Listing's Link: <http://www.loopnet.com/lid/19790591>

#### Lots

#	Price	Size	Price/Size	Description
		17.37 AC		

#### Property Description

17 acres in the InterQuest Development, a mixed-use park of office, retail uses and lodging. A broad range of uses are allowed including office, medical, retail, restaurants, automotive, daycare & schools.





Price \$995,000  
 Lot Size 87 AC  
 Property Sub-type Pasture/Ranch  
 Broker Information Mark Bukowski  
 Hayden Outdoors LLC  
 (970) 674-1990  
 Status Active  
 LoopNet ID 19760138

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19760138>

#### Lots

#	Price	Size	Price/Size	Description
1	\$995,000	87 AC	\$11,436.78 /AC	

#### Property Description

\*\*\*\*\*Price Reduced\*\*\*\*\*Ranch 51This unique 87 acre property is truly one of a kind that lies on the southeastern edge of Black Forest and only minutes from Colorado Springs, it is a commuters dream and wildlife lovers property because it is not only minutes from Colorado Springs but when you are on this beautiful property you cannot believe that you aren't in the middle of a secluded wilderness area in the mountains. This incredibly scenic property is protected under a Conservation Easement where future development is prohibited so you will always have your very own secluded wildlife habitat which is comprised of rolling open meadows of native grasses , wild flowers and a few small run off ponds that wildlife frequent, Ponderosa Pine wooded areas and a wide variety of wildlife such as, red-tailed hawks, sandhill cranes, mule deer, bobcat, Abert's squirrel ,numerous song birds , small mammals and occasionally elk wander thru the property. There is a building envelope designated for the property and isready to be built on to your specifications, bring the family and live in your very own beautiful wilderness sanctuary minutes from civilization.



Price \$1,850,000  
 Lot Size 25 AC  
 Property Sub-type Pasture/Ranch  
 Broker Information Candace Loving  
 Colorado Landmark, Realtors  
 (303) 332-4530  
 Status Active  
 LoopNet ID 19758367

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19758367>

**Lots**

#	Price	Size	Price/Size	Description
1	\$1,850,000	25 AC	\$74,000 /AC	

**Property Description**

Exquisite horse property! Enjoy entertaining or relaxing in this luxury 4 bedroom/5 bath home set in the Black Forest located between Denver and Colorado Springs. The heated 5 stall barn features a gorgeous, 2 bedroom/2 bath upstairs living quarters. The outdoor riding arena, with excellent rubber footing, is Olympic size and engineered for quick drainage. Extensive landscaping includes several water features and a natural pond. The 25 acre parcel includes rolling fenced pastures as well as wooded areas. Mineral and water rights are included. This stunning home is Contemporary Craftsman style with floor to ceiling windows, a large kitchen that opens to the living room, and a master suite with private deck, fireplace and sitting area. The lower walkout level features a large wine room, rec room and theater room. With hard wood floors and natural stain trim, this home features timeless and luxurious finishes. The charming barn also features a large shop area with 4 parking bays and oversized garage doors, suitable for car collections and recreational vehicles. Additionally, there is a large carport for covered storage of farm equipment.



Price \$140,000  
 Lot Size 5.11 AC  
 Property Sub-type Pasture/Ranch  
 Broker Information Mark Bukowski  
 Hayden Outdoors LLC  
 (970) 674-1990  
 Status Active  
 LoopNet ID 19725066

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19725066>

**Lots**

#	Price	Size	Price/Size	Description
1	\$140,000	5.11 AC	\$27,397.26 /AC	

**Property Description**

This untouched 5.11 acre piece of property in Black Forest is only minutes from Colorado Springs and Falcon Colorado, and is ready for you to build the house of your dreams on. This property boasts great views of Pikes Peak and some of the front range including Cheyenne Mountain. The property is rolling meadows with natural grasses, wildflowers and a few old growth Ponderosa Pines. This property is ready and waiting for you to load up the family and start living a peaceful life in the country.



Price \$200,000  
 Lot Size 6.51 AC  
 Property Sub-type Pasture/Ranch  
 Broker Information A.J. Mangum  
 Hayden Outdoors LLC  
 (970) 674-1990  
 Status Active  
 LoopNet ID 19659779

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19659779>

#### Lots

#	Price	Size	Price/Size	Description
1	\$200,000	6.51 AC	\$30,721.97 /AC	

#### Property Description

Experience the scenery and tranquility of the Colorado lifestyle while still being within easy reach of Colorado Springs and Denver. This tranquil 6.51-acre Black Forest property ? one of few undeveloped parcels in this area ? is located along a quiet country road, and features beautiful, mature pines. Level topography offers multiple home and building sites. Horses are allowed, and a network of little-traveled gravel roads offers miles of riding in one of the region's most beautiful rural environments. Just 20 minutes to I-25; a quick commute to Colorado Springs; less than an hour to Denver's Tech Center. Power, phone and natural gas service are available at the property line.



Price \$1,484,524.76  
 Lot Size 2.84 AC  
 Property Sub-type Retail (land)  
 Broker Information Mark Useman  
 Cushman & Wakefield  
 (719) 634-1500  
 Status Active  
 LoopNet ID 19403118

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19403118>

**Lots**

#	Price	Size	Price/Size	Description
	\$1,484,524.76	2.84 AC	\$522,720 /AC	

**Property Description**

Join Big R on this development site which is highly visible from I-25. Just south of Baptist Road interchange fronting Struthers Road, this property is 2.838 acres north of Spanish Bit Drive. The parcel is zoned commercially in El Paso County as Commercial Community.



Price	\$4,800,000	Property Notes
Building Size	8,040 SF	
Cap Rate	6.50%	
Property Sub-type	Restaurant	
Broker Information	Mike DePalma Sullivan Hayes Brokerage Corporation (720) 771-1949	
Status	Active	
LoopNet ID	19398924	

Listing's Link: <http://www.loopnet.com/lid/19398924>

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#### Property Description

Offering real estate that is second to none, located just east of the entrance to Bass Pro Shop's Outdoor World in Northern Colorado Springs, this new opportunity offers long term investment in newly built building. This new 10 year lease with Southern Hospitality - Southern Kitchen, a subsidiary of Bourbon Brothers, LLC Holding Company offers an established full service southern specialty restaurant with over a year's worth of operating history. Southern Hospitality Southern Kitchen opened in Colorado Springs in Jan. 2014. And, in 2015, the restaurant was voted Best New Restaurant by the Gazette. Sullivan Hayes is pleased to present the opportunity to acquire fee simple ownership of this absolute net leased investment.



Price \$967,000  
 Lot Size 3.10 AC  
 Property Sub-type Pasture/Ranch  
 Broker Information Mary Mary Lynch  
 RE/MAX advantage  
 (719) 262-2990  
 Status Active  
 LoopNet ID 19337770

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19337770>

**Lots**

#	Price	Size	Price/Size	Description
1	\$967,000	3.10 AC	\$311,935.49 /AC	

**Property Description**

Fabulous custom stucco & stone 2 story home on 3.1 wooded acres with a charming 1 bedroom apartment above the additional 2 car detached garage\* Wonderful gated acreage community of High Forest Ranch with trails, ponds, soccer field, tennis/basketball court and community clubhouse\* Spacious 6 bedroom, 6 bath home with 5 car garage stalls and many upgrades\* wood floors\* very large gourmet kitchen with island, stainless appliances and eating area with stone fireplace\* high quality cabinets\* French doors to covered composite deck\* Sunny and spacious main level great room with attractive stone fireplace\* main level office\* large Master suite with sitting area, walk-in closets and adjoining 5 piece bath\* 4 additional bedrooms and 2 full baths upstairs\* finished walk-out lower level with a generous kitchen/bar area\* second family room with stone fireplace\* theater room\* 2 laundry rooms (main and lower levels)\* safe room\* Central vacuum system\* two 50 gallon hot water heaters\* large mudroom/laundry room main level\* beautifully landscaped\* 2 high efficiency furnaces (one with electronic air filter)\* Patio off the lower level \* Lush tall pines\* The carriage house (apartment) has a kitchen area with



Price \$859,000  
 Lot Size 4.18 AC  
 Property Sub-type Pasture/Ranch  
 Broker Information Mary Mary Lynch  
 RE/MAX advantage  
 (719) 262-2990  
 Status Active  
 LoopNet ID 19337769

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19337769>

**Lots**

#	Price	Size	Price/Size	Description
1	\$859,000	4.18 AC	\$205,502.40 /AC	

**Property Description**

Gorgeous former Parade of Homes showcase in very desirable gated community of High Forest Ranch\* Custom & upgraded home w/ 3 fireplaces\* Alder wood floors\* knotty alder cabinets\* granite\* stainless\* covered deck and patio\* beautiful landscaping\* large flowing water feature\* tall pines and rock formations on 4.18 acres\* High ceilings & many large windows\* Luxurious Master bath adjoining the main level Master bedroom w/ fireplace that can be seen from both rooms\* Minutes to Flying Horse Golf Club, Spa & restaurants! 4 car oversized garage\*Workshop\* stone fireplaces\* pendant lighting at eating bar in kitchen\*Spacious eating nook in kitchen w/ walk out to covered deck\* great style\*custom window coverings\* finished walk out basement w/ wet bar and media area complete with projector\* walk-in closet in Master has nice wood built-in dressers\* Main level office with large windows and French doors\*A welcoming covered front porch/patio\* Family room in walk out basement adjoins a large patio and beautiful pond and stream\* Simply a gorgeous home with many upgrades\*open & bright floor plan\* Attractive stone & stucco exterior\* Easy access to Colorado Springs and Denver\* The gated community of H





Price \$550,000  
 Lot Size 5.63 AC  
 Property Sub-type Pasture/Ranch  
 Broker Information Mary Mary Lynch  
 RE/MAX advantage  
 (719) 262-2990  
 Status Active  
 LoopNet ID 19337768

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19337768>

#### Lots

#	Price	Size	Price/Size	Description
1	\$550,000	5.63 AC	\$97,690.94 /AC	

#### Property Description

Custom cedar home nestled in the tall pines with meadow, pond and great horse facilities\* Granite counters, stainless appliances, high ceilings, bright and open floor plan\* Main level Master bedroom with luxurious 5 piece Master bath\* Separate hot tub room on the main level\* wonderful barn and stalls as well as arena\* Beautiful 5.63 acre lot adjacent to a 12 acre park so it makes it feel like many more acres! Attractive wood, tile and slate floors\* Well built very insulated construction with low utility bills\*\*Wine cellar in garage too! Relaxing sauna in walk out basement\* dumb waiter in laundry room so you don't have to carry laundry upstairs!\* Deck material is high grade and low/no maintenance\* beautiful lot with lush meadow and tall pines and pond\* large patio off the walk out basement area\* oversized 3 car garage\* Wood burning stove\* Very Sunny location and great style in this Black Forest home\* Wash area in barn with hot and cold water\*\*\*\* This home is a MUST see!!! Easy access to Denver, Colorado Springs and Castle Rock.



Price \$1,625,000  
 Lot Size 4.96 AC  
 Property Sub-type Pasture/Ranch  
 Broker Information Mary Mary Lynch  
 RE/MAX advantage  
 (719) 262-2990  
 Status Active  
 LoopNet ID 19337767

Property Notes

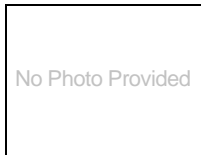
Listing's Link: <http://www.loopnet.com/lid/19337767>

#### Lots

#	Price	Size	Price/Size	Description
1	\$1,625,000	4.96 AC	\$327,620.97 /AC	

#### Property Description

Stunning custom ranch style home on 4.96 acres with sweeping & unobstructed Front Range views. Located just minutes to Flying Horse Club a private Country Club golf course, spa and work out facilities. This quality home offers several outdoor living areas & a high end four stall barn with RV parking, outdoor riding arena, exquisite landscaping, a welcoming front courtyard, large water fall and bubble rock, 2 outdoor fireplaces, outdoor kitchen and an oversized 4 car garage. STELLAR views from almost every room in the house and the outdoor living areas. The Luxurious main level Master bedroom and bath walk out to a large deck & gas fire pit. The main level also has an attractive office with French doors & wood built-in desk area, a main level bedroom suite with private bath as well as a powder room bath. Gourmet kitchen complete w/ granite counters, stainless appliances, large eating bar, island, custom cabinets & nook that walks out to a heated deck & covered outdoor kitchen with 6 burner grill, wok cooker, and refrigerator. The Great room is comfortably open to the kitchen w/ a large stone fireplace, beamed ceilings, walnut floors and large windows to take in the views. The Master bath



Price \$1,101,828.45  
 Lot Size 6.57 AC  
 Property Sub-type Commercial/Other (land)  
 Broker Information Mark Useman  
 Cushman & Wakefield  
 (719) 634-1500  
 Status Active  
 LoopNet ID 19267026

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19267026>

**Lots**

#	Price	Size	Price/Size	Description
	\$1,101,828.45	6.57 AC	\$167,706 /AC	

**Property Description**

Development site highly visible to I-25, just south of Baptist Road interchange fronting Struthers Road and directly across from Big R. The property is 6.57 acres south of Spanish Bit Dr. The parcel is zoned commercially in El Paso County as Planned Development (R-4).



Price \$150,000  
 Lot Size 2.77 AC  
 Property Sub-type Pasture/Ranch  
 Broker Information Mark Bukowski  
 Hayden Outdoors LLC  
 (970) 674-1990  
 Status Active  
 LoopNet ID 19078257

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19078257>

**Lots**

#	Price	Size	Price/Size	Description
1	\$150,000	2.77 AC	\$54,151.62 /AC	

**Property Description**

Beautiful and peaceful 2.77 acre wooded lot in Black Forest ready to be built on with the house of your dreams in a very upscale area at the end of a quiet culdesac, This property is bordered by the beautiful (for sale Ranch 51) on two sides which is under a conservation easement where it cannot be developed and only one residence is allowed.



Price	\$2,362,694.39	Property Notes
Lot Size	9.04 AC	
Property Sub-type	Commercial/Other (land)	
Broker Information	Craig Anderson NAI Highland Commercial Group, LLC (719) 577-0044	
Status	Active	
LoopNet ID	19033548	

Listing's Link: <http://www.loopnet.com/lid/19033548>

**Lots**

#	Price	Size	Price/Size	Description
1	\$2,362,694.39	9.04 AC	\$261,360 /AC	

**Property Description**

9.04 Acres of Office/Retail Land for Sale - \$16-\$18 PSF. Uses include: apartments, bank, condos/townhomes, hotel, housing developments, in-line retail, medical office, mini-storage, office, patio homes, quasi-commercial, religious institutions, restaurant, retail, seniors housing, storage or store. 42,000 vehicles per day.



Price	\$3,536,200.98	Property Notes
Lot Size	18.04 AC	
Property Sub-type	Commercial/Other (land)	
Broker Information	Craig Anderson NAI Highland Commercial Group, LLC (719) 577-0044	
Status	Active	
LoopNet ID	19033535	

Listing's Link: <http://www.loopnet.com/lid/19033535>

**Lots**

#	Price	Size	Price/Size	Description
1	\$3,536,200.98	18.04 AC	\$196,020 /AC	

**Property Description**

Master-planned for neighborhood commercial/office. Uses: retail pad sites, big box retail, senior housing or apartments.



Price	\$900,000	Property Notes
Lot Size	1.91 AC	
Property Sub-type	Retail-Pad (land)	
Broker Information	Craig Anderson	
	NAI Highland Commercial Group, LLC	
	(719) 577-0044	
Status	Active	
LoopNet ID	19033527	

Listing's Link: <http://www.loopnet.com/lid/19033527>

**Lots**

#	Price	Size	Price/Size	Description
1	\$900,000	1.91 AC	\$471,204.20 /AC	Use: Retail - Convenience Store

**Property Description**

All utilities in arterials adjacent to the propertySite compacted for developmentMaster-planned for neighborhood commercial



Price \$115,000  
 Lot Size 2.79 AC  
 Property Sub-type Pasture/Ranch  
 Broker Information Mary Mary Lynch  
 RE/MAX advantage  
 (719) 262-2990  
 Status Active  
 LoopNet ID 19019426

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19019426>

**Lots**

#	Price	Size	Price/Size	Description
1	\$115,000	2.79 AC	\$41,218.64 /AC	

**Property Description**

BEAUTIFUL 2.79 ACRE TREED LOT WITH TALL MATURE PINES AT THE END OF A CUL-DE-SAC\* BACKS TO BLACK FOREST RESERVE HOA OWNED COMMON AREA PROPERTY\* NICE CUL-DE-SAC STREET\* ALL PAVED ROADS\* GATED COMMUNITY\* VERY NICE HOMES IN THE AREA\* A SHORT DRIVE (7 MILES) TO SHOPPING AND RESTAURANTS\* 508 ACRES OF OPEN SPACE IN THE COMMUNITY\* UNDERGROUND UTILITIES\* A WONDERFUL PLACE TO CALL HOME! 15 GREAT LOTS TO CHOOSE FROM!





Price \$1,200,000  
 Lot Size 32.38 AC  
 Property Sub-type Residential (land)  
 Broker Information Kevin Butcher  
 Cameron Butcher Company  
 (719) 535-0500  
 Status Active  
 LoopNet ID 18832599

Property Notes

Listing's Link: <http://www.loopnet.com/lid/18832599>

**Lots**

#	Price	Size	Price/Size	Description
	\$1,200,000	32.38 AC	\$37,059.91 /AC	

**Property Description**

Great opportunity to purchase two parcels of land on the rapidly expanding northeast edge of Colorado Springs. The parcels are located in El Paso County off Vollmer Road just north of E. Woodmen Road. One of the parcels has been approved for approximately 55 residential lots. Sewer and water are provided by Sterling Ranch Metropolitan District.



Price \$999,000  
 Lot Size 40 AC  
 Property Sub-type Pasture/Ranch  
 Broker Information Ron Morris  
 Ranch Marketing Associates  
 (970) 535-0881  
 Status Active  
 LoopNet ID 18730995

Property Notes

Listing's Link: <http://www.loopnet.com/lid/18730995>

#### Lots

#	Price	Size	Price/Size	Description
1	\$999,000	40 AC	\$24,975 /AC	

#### Property Description

Located just minutes from Colorado Springs with spectacular views of the Pikes Peak Mountain Range and the Front Range, this 40-acre income producing equestrian property is both a turnkey business and residence. The residence is beautiful stucco 4,318 sq.ft. living area home and other improvements include 5 barns, shelters with 23 stalls or paddocks, an outdoor and indoor arena. The property is fenced and cross fenced for horses and the owners have an established equestrian boarding business as well as overnight horse hotel along with a bed and breakfast. Within a short distance of the property there are many horseback, hiking and bicycling public trail heads with miles of trails. Contact Happy Broussard.



Price	Price Not Disclosed	Property Notes
Lot Size	1.36 AC	
Property Sub-type	Industrial (land)	
Broker Information	Sam Cameron Cameron Butcher Company (719) 535-0500	
Status	Active	
LoopNet ID	17993312	

Listing's Link: <http://www.loopnet.com/lid/17993312>

**Lots**

#	Price	Size	Price/Size	Description
		1.36 AC		

**Property Description**

This parcel of land is part of the Voyager Business Park in Northgate, Colorado Springs.



Price	\$6,045,000	Property Notes
Building Size	15,000 SF	
Cap Rate	6.20%	
Property Sub-type	Free Standing Bldg	
Broker Information	Matthew Henrichs CBRE, Inc. (720) 528-6308	
Status	Active	
LoopNet ID	19730881	

Listing's Link: <http://www.loopnet.com/lid/19730881>

**Property Description**

As the exclusive agent for the owner, CBRE, Inc., is pleased to offer this single tenant, net leased, fee simple investment opportunity in Monument, part of Greater Metro Denver - strategically located between Denver and Colorado Springs. The offering is inclusive of a 15 year, 4 month lease backed by Natural Grocers by Vitamin Cottage (NGVC), one of the nation's premier specialty retailers of natural and organic groceries and dietary supplements.



Price	\$4,630,000	Property Notes
Lot Size	29.60 AC	
Property Sub-type	Commercial/Other (land)	
Broker Information	Craig Anderson NAI Highland Commercial Group, LLC (719) 577-0044	
Status	Active	
LoopNet ID	19527859	

Listing's Link: <http://www.loopnet.com/lid/19527859>

**Lots**

#	Price	Size	Price/Size	Description
	\$4,630,000	29.60 AC	\$156,418.92 /AC	

**Property Description**

Multi-Use Site Fronting Powers Blvd Ideal for Multi-Family, Senior Housing or Assisted Living ±29.607 AC Zoned A, AO, SS \$4,630,000



Price	\$1,160,438.41	Property Notes
Lot Size	4.44 AC	
Property Sub-type	Retail (land)	
Broker Information	James Spittler, Jr., SIOR NAI Highland Commercial Group, LLC (719) 577-0044	
Status	Active	
LoopNet ID	19520339	

Listing's Link: <http://www.loopnet.com/lid/19520339>

**Lots**

#	Price	Size	Price/Size	Description
	\$1,160,438.41	4.44 AC	\$261,360 /AC	

**Property Description**

4.44 Acres of vacant land for sale. Prime location with flexible zoning for retail, hotel & automotive uses. Full movement intersection plus right-in, right-out access. Creative financing available.



Price \$3,600,000  
 Lot Size 10 AC  
 Property Sub-type Industrial (land)  
 Broker Information Todd Ogden  
 Hoff & Leigh, Inc.  
 (303) 351-2217  
 Status Active  
 LoopNet ID 19504453

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19504453>

#### Lots

#	Price	Size	Price/Size	Description
	\$3,600,000	10 AC	\$360,000 /AC	

#### Property Description

For Sale! Approximately 10 acres of land zoned for heavy industrial. Currently, about 6 acres is in use as outdoor storage, which will provide a buyer with existing revenue, and potential for significant income growth as the storage portion fills to capacity (financial information available upon request w/NDA). The balance of the property (approx 4 acres) is unused, allowing a buyer to develop in accordance with flexible I3 zoning. Alternatively, the outdoor storage operation could easily be terminated in order to utilize up to the full 10 acres. This site would be ideal for various large construction operations as an owner-occupant, or for investor/development to several smaller industrial operations. Vollmer provides easy access to several growth and construction areas of the region, including Black Forest, east Colorado Springs, etc.



Price	\$261,360 - 934,362.01	Property Notes
Lot Size	32,670 - 62,290.80 SF	
Property Sub-type	Retail-Pad (land)	
Broker Information	James Spittler, Jr., SIOR NAI Highland Commercial Group, LLC (719) 577-0044	
Status	Active	
LoopNet ID	19471123	

Listing's Link: <http://www.loopnet.com/lid/19471123>

**Lots**

#	Price	Size	Price/Size	Description
	\$261,360	32,670 SF	\$8 /SF	
	\$934,362.01	62,290.80 SF	\$15 /SF	
	\$683,020.81	42,688.80 SF	\$16 /SF	
	\$823,284	45,738 SF	\$18 /SF	

**Property Description**

Shiloh Mesa Shopping Center is located in the growing northeast Colorado Springs area. Ideal for retail, convenience store, fast food restaurant, day care or multi-family:-Excellent visibility & access to E Woodmen Rd-Over 50,000 VPD-Pad sites available for sale (±0.75-1.43 AC) from \$8.00 to \$18.00 PSF-Inline Shops (9,000-18,000 SF ) available for prelease from \$24.00 to \$26.00 PSF, NNN, plus \$6.00 PSF estimated NNN expenses-Zoned PUD (Planned Unit Development)



Price	\$1,325,000	Property Notes
Building Size	8,580 SF	
Property Sub-type	Day Care Facility/Nursery	
Broker Information	Matt Call	
	NavPoint Real Estate Group	
	(720) 420-7530	
Status	Active	
LoopNet ID	19290163	

Listing's Link: <http://www.loopnet.com/lid/19290163>

**Property Description**

Well located turn-key daycare facility with multiple classrooms for infants and toddlers Fenced outdoor area with playground equipment Ample parking for visitors and employees Shared access point with an adjacent King Sooper' s Monument signage available Area is experiencing substantial residential growth Other area retailers include Walgreens, Home Depot, Walmart, Staples, PetSmart, Kohls and many other local, regional and national retailers



Price	\$1,741,000	Property Notes
Lot Size	5.71 AC	
Property Sub-type	Office (land)	
Broker Information	Steven Zaleski	
	Flying Horse Commercial Group	
	(719) 661-5692	
Status	Active	
LoopNet ID	19150975	

Listing's Link: <http://www.loopnet.com/lid/19150975>

**Lots**

#	Price	Size	Price/Size	Description
	\$1,741,000	5.71 AC	\$304,903.68 /AC	

**Property Description**

Two available office parcels containing 2.67 acres and 3.04 acres, both adjoining the Club at Flying Horse and with frontage along future Powers Boulevard. Property is located at a designated interchange on Powers Boulevard when that thoroughfare is extended through Flying Horse. Parcels can be purchased separately or as one larger, contiguous property. Level topography, great mountain views - north parcel has golf course frontage.





Price	\$489,000	Property Notes
Building Size	3,288 SF	
Property Sub-type	Office Building	
Broker Information	John Onstott NAI Highland Commercial Group, LLC (719) 577-0044	
Status	Active	
LoopNet ID	19139241	

Listing's Link: <http://www.loopnet.com/lid/19139241>

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**Property Description**

Two in-line units to be sold together: 3,288 total SF-Unit 102 (1,587 SF) & unit 103 (1,701 SF) Units may easily be demised back into two (s) separate bays. Built 2004 Currently used as a gym and dance facility 50/50 office/warehouse configuration Reception and office area Two (2) restrooms,including men's & women's showers and locker rooms 65-gallon hot water heater Zoned PIP-2 (Planned Industrial Park) Two (2) 10' x 14' overhead doors



Price	Price Not Disclosed	Property Notes
Lot Size	0.91 - 0.96 AC	
Property Sub-type	Retail (land)	
Broker Information	Allen Lampert David, Hicks & Lampert Brokerage (303) 694-6082	
Status	Active	
LoopNet ID	19071213	

Listing's Link: <http://www.loopnet.com/lid/19071213>

**Lots**

#	Price	Size	Price/Size	Description
2A		0.91 AC		
2B		0.91 AC		
1A		0.96 AC		

**Property Description**

" New Space Available Immediately Adjacent To Boot Barn- To be built space on North Gate Boulevard" Join Bass Pro Shops, Boot Barn, CB Potts, SouthernHospitality, AT&T, Chick-Fil-A, and more! Estimated over 3 million customers per year!" Retail Sites Available 1-100 acres" New high visibility retail on Northgate available late 2016" Located at Interstate 25 and Northgate Boulevard andfuture Powers Boulevard interchange; adjacent to theU.S. Air Force Academy" Site provides high visibility and strong demographics



Price \$4,328,121.46  
 Lot Size 16.56 AC  
 Property Sub-type Multifamily (land)  
 Broker Information Steven Zaleski  
 Flying Horse Commercial Group  
 (719) 661-5692  
 Status Active  
 LoopNet ID 18613399

Property Notes

Listing's Link: <http://www.loopnet.com/lid/18613399>

**Lots**

#	Price	Size	Price/Size	Description
	\$4,328,121.46	16.56 AC	\$261,360 /AC	Level parcel with exposure to State Highway 83 and access to New Life Drive. Price shown is for 14 acres.

**Property Description**

Multifamily site with exceptional front range views located in southern portion of Flying Horse master plan. Level topography, accessed from New Life Drive.



Price \$10,018,800  
 Lot Size 46 AC  
 Property Sub-type Commercial/Other (land)  
 Broker Information Steven Zaleski  
 Flying Horse Commercial Group  
 (719) 661-5692  
 Status Active  
 LoopNet ID 18613369

Property Notes

Listing's Link: <http://www.loopnet.com/lid/18613369>

**Lots**

#	Price	Size	Price/Size	Description
	\$10,018,800	46 AC	\$217,800 /AC	Rolling terrain with frontage along existing State Highway 83 and the future northerly extension of Powers Boulevard. Fabulous westerly views of Pikes Peak and Colorado's Front Range.

**Property Description**

Commercial designated parcel within Flying Horse Master Plan, this is one of the last large-acreage tracts available along the north Powers Boulevard corridor at one of the key intersections in northern Colorado Springs.



Price	\$5,248,000	Property Notes
Lot Size	17.21 AC	
Property Sub-type	Retail (land)	
Broker Information	Steven Zaleski	
	Flying Horse Commercial Group	
	(719) 661-5692	
Status	Active	
LoopNet ID	18613307	

Listing's Link: <http://www.loopnet.com/lid/18613307>

**Lots**

#	Price	Size	Price/Size	Description
	\$5,248,000	17.21 AC	\$304,939.01 /AC	

**Property Description**

Prime retail site located in Flying Horse master plan. Generally level parcel with exposure to both State Highway 83 and Northgate Boulevard. Perfect location for grocery-anchored shopping center.



Price \$784,079.98  
Lot Size 1.80 AC  
Property Sub-type Retail-Pad (land)  
Broker Information Steven Zaleski  
Flying Horse Commercial Group  
(719) 661-5692  
Status Active  
LoopNet ID 18476127

Property Notes

Listing's Link: <http://www.loopnet.com/lid/18476127>

**Lots**

#	Price	Size	Price/Size	Description
4 - 9	\$784,079.98	1.80 AC	\$435,600 /AC	Six contiguous, 1.7 to 2.0-acre contiguous retail pads at Northgate Boulevard and State Highway 83 - NOW AVAILABLE!!

**Property Description**

Six available retail pads available in new Village Shops at Flying Horse retail development.



Price \$762,300  
Lot Size 2.50 AC  
Property Sub-type Office (land)  
Broker Information Steven Zaleski  
Flying Horse Commercial Group  
(719) 661-5692  
Status Active  
LoopNet ID 18475999

Property Notes

Listing's Link: <http://www.loopnet.com/lid/18475999>

**Lots**

#	Price	Size	Price/Size	Description
1 - 8	\$762,300	2.50 AC	\$304,920 /AC	Eight contiguous, 2.5-acre parcels within Flying Horse master plan - NOW AVAILABLE!!

**Property Description**

Eight contiguous, level Parcels with frontage along and exposure to future Powers Boulevard. Approved Concept Plan allows a wide variety of office, medical, retail, and specialty uses.



Price \$425,000 - 800,000  
 Lot Size 31,652 - 55,793 SF  
 Property Sub-type Office (land)  
 Broker Information Sam Cameron  
 Cameron Butcher Company  
 (719) 535-0500  
 Status Active  
 LoopNet ID 18072662

Property Notes

Listing's Link: <http://www.loopnet.com/lid/18072662>

#### Lots

#	Price	Size	Price/Size	Description
2	\$800,000	54,058 SF	\$14.80 /SF	
3	\$800,000	55,315 SF	\$14.46 /SF	
4	\$800,000	55,793 SF	\$14.34 /SF	
5	\$800,000	55,459 SF	\$14.43 /SF	
6	\$425,000	31,716 SF	\$13.40 /SF	
7	\$425,000	31,652 SF	\$13.43 /SF	
8	\$500,000	32,418 SF	\$15.42 /SF	

#### Property Description

The Idyllwild Park is an excellent location for a office building. All utilities are to the site.





Price	\$295,000	Property Notes
Lot Size	35,265 SF	
Property Sub-type	Commercial/Other (land)	
Broker Information	Tim Leigh Hoff & Leigh, Inc. (719) 337-9551	
Status	Active	
LoopNet ID	17334938	

Listing's Link: <http://www.loopnet.com/lid/17334938>

**Lots**

#	Price	Size	Price/Size	Description
	\$295,000	35,265 SF	\$8.37 /SF	

**Property Description**

We have a prime lot zoned OC on the north end of Colorado Springs for sale. Property measures 35,265 sf in total area and it has been preliminary approved for the development of a 4,525 sf office building with a 5,635 sf parking lot. This lot has the spectacular views of the Front Range, Pikes Peak, and the Air Force Academy. Near Compassion International and at the entrance to a beautiful, new residential neighborhood, this lot is a perfect opportunity for development. The Seller may carry a note while the development and planning process is completed.



Price \$1,500,000  
 Lot Size 10 AC  
 Property Sub-type Commercial/Other (land)  
 Broker Information John Rodgers  
 Peak Commercial Properties  
 (719) 227-9988  
 Status Active  
 LoopNet ID 16432093

Property Notes

Listing's Link: <http://www.loopnet.com/lid/16432093>

**Lots**

#	Price	Size	Price/Size	Description
1	\$1,500,000	10 AC	\$150,000 /AC	

**Property Description**

Land is adjacent to PIP zoning and multi-family zoning. Utilities are near the site.



Price	Price Not Disclosed	Property Notes
Lot Size	0.84 - 28.36 AC	
Property Sub-type	Retail-Pad (land)	
Broker Information	Joe Beck	
	SRS Real Estate Partners	
	(303) 295-4835	
Status	Active	
LoopNet ID	15593131	

Listing's Link: <http://www.loopnet.com/lid/15593131>

**Lots**

#	Price	Size	Price/Size	Description
1		0.84 AC		
2		1.25 AC		
3		1.05 AC		
4		1.09 AC		
5		1.07 AC		
6		1.35 AC		
7		28.36 AC		

**Property Description**

Inline, pad sites and anchor space available. Located on the Northeast side of Colorado Springs. High income and high growth corridor.



Price \$175,000  
 Lot Size 2.61 AC  
 Property Sub-type Pasture/Ranch  
 Broker Information A.J. Mangum  
 Hayden Outdoors LLC  
 (970) 674-1990  
 Status Active  
 LoopNet ID 19804351

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19804351>

**Lots**

#	Price	Size	Price/Size	Description
1	\$175,000	2.61 AC	\$67,049.81 /AC	

**Property Description**

After the Black Forest-region wildfires of recent years, this 2.61-acre parcel is ready to be reborn and redeveloped. With a well, septic system, partial perimeter fencing, driveway, multiple building sites, and utilities in place, this property will make an outstanding location for a new home. Located on a tranquil country road in the heart of Black Forest. Just 10 minutes to Hwy 83; 15 minutes to I-25.



Price \$5,000,000  
 Lot Size 213 AC  
 Property Sub-type Pasture/Ranch  
 Broker Information Joey Edge  
 Edge Commercial Properties  
 (303) 688-3332  
 Status Active  
 LoopNet ID 19803011

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19803011>

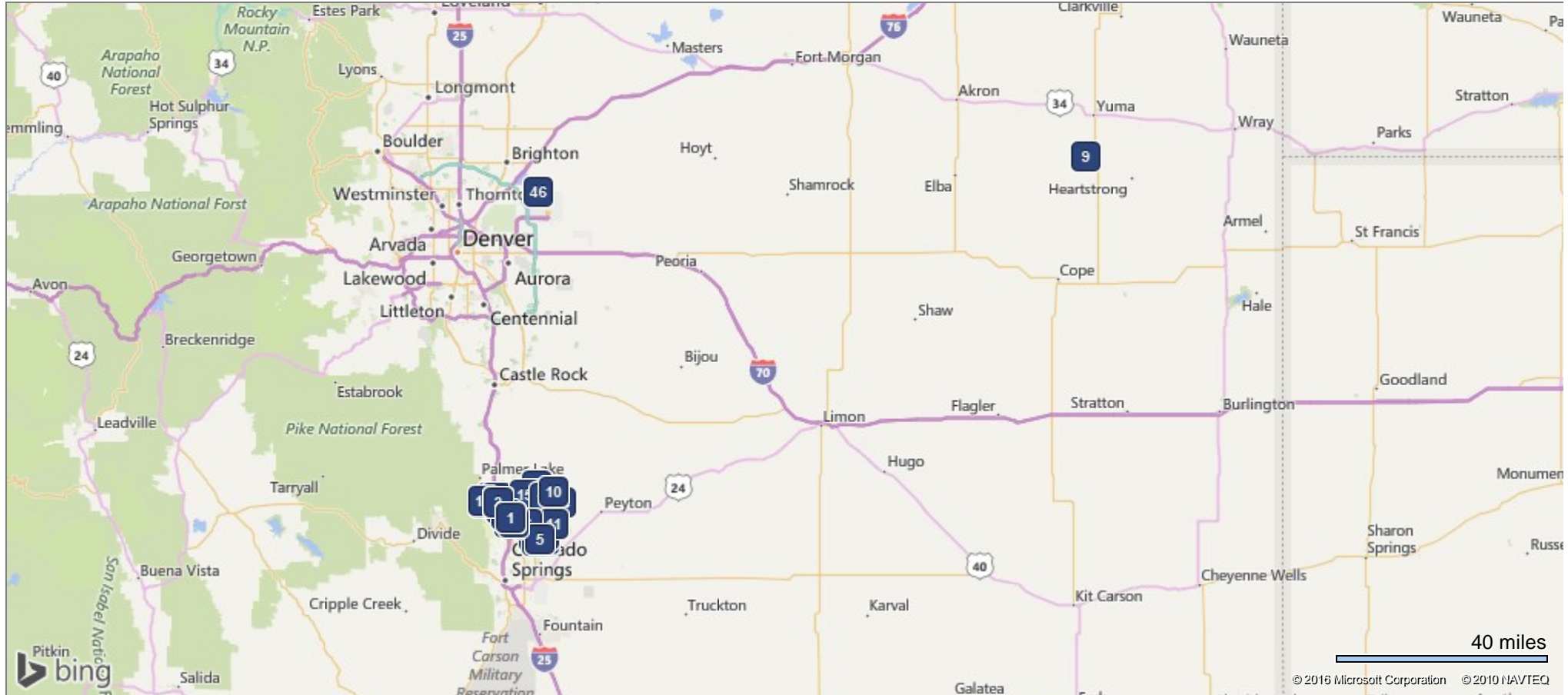
**Lots**

#	Price	Size	Price/Size	Description
	\$5,000,000	213 AC	\$23,474.18 /AC	Too long to post, please call Kari for the legal 303-588-0278

**Property Description**

One of the rarest properties along the Front Range in Colorado. Bordering the North line of the Air Force Academy (18,000+ acres) you will find this 213+ acre gated estate perfectly secluded in a saddle of rolling hills. Within a couple miles of I-25 you enter a world of peaceful nature and unobstructed views. Built in the 80's the main estate has undergone a major renovation with imported glass, exotic woods, handcrafted onsite cabinetry and abundant custom finishes throughout. The entertainers dream can be brought to life whether inside or out...from the professional grade gourmet kitchen to the expansive exterior built-in grill/smoker/kitchen. Three tiered patio with built-in hot tub, fire-pit and a spacious vaulted covered heated sitting area. Lighted Sports Court offers fun for all ages. Eagle Span custom 5 stall barn, 75x140 indoor, upper level full apartment, 60x40 heated shop/storage allowing all implements - trailers - hay and toys to be protected.

Map



- |   |   |   |  |
|---|---|---|--|
| <p><b>1</b> 11635 Ridgeline Drive<br/>Colorado Springs, CO 80921</p>                    | <p><b>2</b> 11617 Ridgeline Drive<br/>Colorado Springs, CO 80921</p>        | <p><b>3</b> 14605-14650 Struthers Road<br/>Colorado Springs, CO 80921</p> | <p><b>4</b> Interquest Pkwy &amp; Federal Dr<br/>Colorado Springs, CO 80921</p>  |
| <p><b>5</b> Woodmen Rd E &amp; Black Forest Road NEC<br/>Colorado Springs, CO 80908</p> | <p><b>6</b> Old Ranch Road at Milam Road<br/>Colorado Springs, CO 80908</p> | <p><b>7</b> 12385 Oracle Blvd<br/>Colorado Springs, CO 80921</p>          | <p><b>8</b> 9733 Federal Dr &amp; 10859-10885, 10937 &amp;<br/>10833 New Allegiance Dr.<br/>Colorado Springs, CO 80921</p> |
| <p><b>9</b> Ranch 51<br/>Colorado Springs, CO 80908</p>                                 | <p><b>10</b> 16655 Remington Rd<br/>Colorado Springs, CO 80908</p>          | <p><b>11</b> 10605 Salbeck Lane<br/>Colorado Springs, CO 80908</p>        | <p><b>12</b> 15610 Bar X Road<br/>Colorado Springs, CO 80908</p>   |
| <p><b>13</b> 840 Spanish Bit<br/>Colorado Springs, CO 80921</p>                         | <p><b>14</b> 13021 Bass Pro Drive<br/>Colorado Springs, CO 80921</p>        | <p><b>15</b> 16190 Forest Light Drive<br/>Colorado Springs, CO 80908</p>  | <p><b>16</b> 4841 High Forest Rd.<br/>Colorado Springs, CO 80908</p>   |
| <p><b>17</b> 8010 Windfall Way<br/>Colorado Springs, CO 80908</p>                       | <p><b>18</b> 1375 Rangely Drive<br/>Colorado Springs, CO 80921</p>          | <p><b>19</b> Spanish Bit and Struthers<br/>Colorado Springs, CO 80921</p> | <p><b>20</b> 11055 Huntsman Road<br/>Colorado Springs, CO 80908</p>  |

**21** 7492 Black Forest Rd  
Colorado Springs, CO 80908

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**25** 5300000173  
Colorado Springs, CO 80908

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**29** Tutt Blvd at Cowpoke Rd  
Colorado Springs, CO 80908

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**33** 1150 W Baptist Road  
Colorado Springs, CO 80921

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**37** New Life Drive  
Colorado Springs, CO 80921

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**41** 1700 Silversmith Road  
Colorado Springs, CO 80921

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**45** SEQ Woodmen & Marksheffel  
Colorado Springs, CO 80908

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**22** Black Forest Rd & Woodmen Rd NEC  
Colorado Springs, CO 80908

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**26** 6665 Walker Rd  
Colorado Springs, CO 80908

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**30** Tutt Blvd North of Woodmen Rd  
Colorado Springs, CO 80908

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**34** 2300 Flying Horse Club Drive  
Colorado Springs, CO 80921

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**38** Highway 83 and Powers Boulevard  
Colorado Springs, CO 80921

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**42** 750 - 890 Stout Road  
Colorado Springs, CO 80921

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**46** 13215 Ravine Drive W  
Colorado Springs, CO 80908

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**23** Black Forest Rd & Vollmer Rd SEC  
Colorado Springs, CO 80908

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**27** 11631 Voyager Parkway  
Colorado Springs, CO 80921

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**31** 8035 Vollmer Place  
Colorado Springs, CO 80908

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**35** 1795 Jet Stream Dr. Units 102 & 103  
Colorado Springs, CO 80921

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**39** SWC Highway 83 and Northgate Blvd.  
Colorado Springs, CO 80921

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**43** 1016 Middle Creek  
Colorado Springs, CO 80921

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**47** 2855 Haycreek Road  
Colorado Springs, CO 80921

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**24** 11304 LAFORET PT.  
Colorado Springs, CO 80908

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**28** 1216 W Baptist Rd  
Colorado Springs, CO 80921

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**32** E Woodmen Rd & Marksheffel Rd NEC  
Colorado Springs, CO 80908

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**36** I-25 & Powers Boulevard  
Colorado Springs, CO 80921

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**40** 2400 Northgate Boulevard  
Colorado Springs, CO 80921

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**44** New Life Dr  
Colorado Springs, CO 80921

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