

FOR SALE

6685 Templeton Gap Road
Colorado Springs, CO 80923



LAND



- **5.9 acres available**
- **Hard to find smaller site**
- **Close to new St. Francis Hospital**
- **Potential for retail, office, or multi-family**
- **\$899,514 (\$3.50/SF)**

This vacant land site is East of Powers Boulevard and South of Woodmen Road near the new St. Francis Hospital. It features significant frontage along Templeton Gap Road (future Tutt Boulevard). Currently zoned RR-3 (Rural Residential District) in El Paso County with potential to annex into the City and rezone.

Strategically located within the fast growing Northeast Colorado Springs corridor. Close to many new commercial and residential development projects, including New St. Francis Hospital and planned American Furniture Warehouse. Ideal uses include retail, medical/general office or residential apartments/town homes/condominiums. Quick all-points access via Powers and Woodmen.



For more information, please contact:

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www.COREcommbc.com

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TAX SCHEDULE #
53070020215

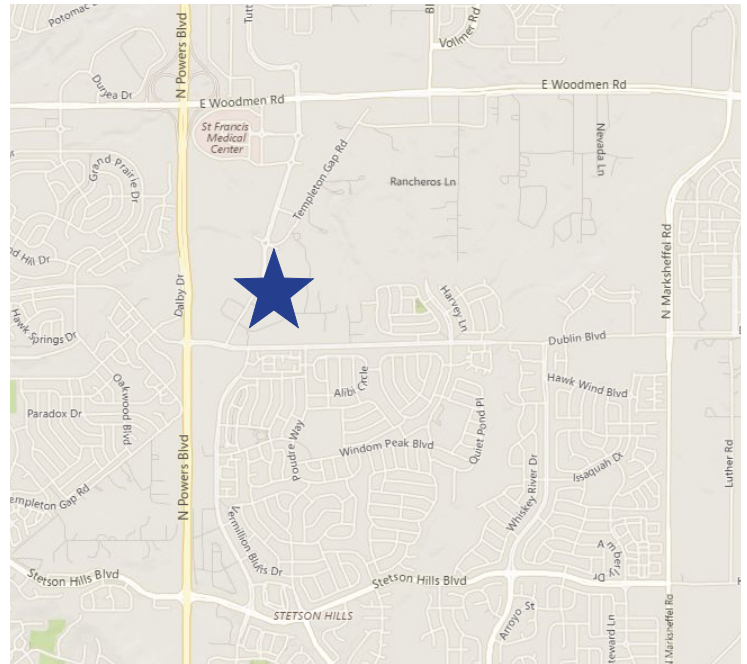
LEGAL DESCRIPTION
Lot 15, A A Subdivision

ZONING
Rural Residential District (RR-3), El Paso County, CO. Potential to annex into the City of Colorado Springs and rezone for retail, office or multi-family.

SITE
5.9 acres platted

2015 REAL ESTATE TAXES
\$3,695.59

PRICING
\$899,514.00 Cash (\$3.50/SF)



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