



### **Stapleton Road Development Opportunity, El Paso County, Colorado, 38.03 Acres**

Premium location in the path of future growth. Near the intersection of Stapleton Road and Hwy 24 and located between Falcon and Peyton, this 38 acres has many possibilities for future commercial or residential development. **\$2,200,000**

This 38.03 is situated on both sides of Stapleton Road and only 1,800 feet from the intersection of Highway 24. Future development plans are already underway at this intersection including both commercial pads for restaurants and retail space. Continuing expansion of residential development at Woodmen Hills, Meridian Ranch, and the master-planned community of Waterbury, make this intersection a major confluence for future development. This property directly adjoins a parcel that has already been rezoned PUD.

The property is highly accessible and visible with paved road frontage on Stapleton Road near its intersection with HWY 24. Falcon, Colorado with grocery shopping and a Walmart Supercenter are located only 5 minutes away and Colorado Springs is an easy 20 minute drive. Antler Creek Golf Course and Meadow Lake Airport are also only 5 minutes from this property.

Major upgrades and extension of current utility services are underway in this corridor including the expansion of a main sewer line which will run along the border of the property. More information about these services is available upon request.

- Street Address : Stapleton Road
- Lot Size Acres : 38.03 Acres
- Postal / Zip Code : 80831
- Dwelling : No
- State / Province : Colorado
- County : El Paso
- Closest City : Peyton

### Taxes

Tax Year : 2023

Estimated Taxes per year are \$3,695.00

### Broker Info



#### Jeff Switzer

**Rocky Mountain Ranch & Land**

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Jeff Switzer founded Rocky Mountain Ranch & Land to realize his vision and passion for the land. He brings over 30 years of experience to the real estate business and his love of the land and the outdoors extends through his business practices. He has been a licensed real estate broker in 5 states and currently holds active licenses in Colorado and Florida. He has worked in every facet of the recreational land business including acquisitions, sales & marketing, land planning, entitlements, and development and has held senior executive positions for several nationally recognized real estate companies. Jeff has successfully navigated complex real estate transactions involving land use issues, conservation easements, mineral and water rights, livestock, ranch management, grazing and hunting leases, family trust and partnership issues, project financing, and negotiations with State and Federal agencies. He is a member of the Pikes Peak Association of Realtors, National Association of Realtors, the Realtors Land Institute, and has also earned the prestigious Accredited Land Consultant designation.

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