



The Overlook at Turkey Canyon, El Paso County, Colorado, 35.41 Acres

\$225,000

- Timberland, Wildlife Viewing

Overview

One of the last remaining 35+ acre legacy estate homesites just minutes from Colorado Springs — privacy, panoramic views, paved roads, and build-site readiness.. This heavily timbered ridgeline property is tucked away in the Highlands of Turkey Canon Ranch, just south of Colorado Springs along Highway 115. This is a gated community which provides large acreage seclusion without sacrificing convenience and proximity to a major city. The land features towering ponderosa pines and a mellow ridgeline waiting for a custom residence to be built on it. The build site captures sweeping panoramic views of city lights, the eastern plains, and the Front Range mountains. Completed building plans, surveys, and much of the legwork has already been done here, allowing a buyer to move forward with construction far more quickly than with typical raw land offerings. All that's needed is the vision to bring it to life. This mountain escape is peaceful, private, and remarkably convenient, with quick access to Colorado Springs amenities. Shopping, dining, medical facilities, and airport routes are all within a short drive.

Paved community roads are plowed and maintained by the HOA, providing reliable year-round access. Power and telephone are available at the lot line ready to be tied in. Whether relocating, retiring, or creating a generational retreat, this is one of the few large-acreage parcels available with close proximity to Fort Carson and Colorado Springs. This property is ideal for executives, military leadership or personnel, builders or investors seeking a near-shovel-ready project, retirees designing a dream mountain retreat, or a family of outdoor enthusiasts who value privacy with convenient access to the city.

General Information

Extensive due diligence has already been completed. Architectural building plans have been prepared and approved by the HOA. The local architectural firm that completed the plans is willing to work with a new owner to modify them. Soil test report, Improvement Location Certificate, and a topographical survey will be included to streamline the building process.

From the paved neighborhood road, a roughed-in driveway leads up to an overlook with breathtaking views of the surrounding foothills and eastern plains. This ridgetop overlook provides privacy and a milder topography to build on.

Property Due Diligence (Included in Sale)

- Architectural building plans approved by the HOA
- Soil test report
- Improvement Location Certificate
- Topographical survey

Main Info

- Street Address : 3735 Big Spruce Heights
- Lot Size Acres : 35.41 Acres
- Postal / Zip Code : 80926
- Dwelling : No
- State / Province : Colorado
- (Assessor) Parcel Number : 7600000280
- County : El Paso
- Closest City : Colorado City

Taxes

Tax Year : 2025

Estimated Taxes per year are \$2,811.00

RR-5 (Rural Residential 5+ acres)

Broker Info



Cody Switzer

Rocky Mountain Ranch & Land

(P:) 719-900-8012

(M:)719-900-8012

cswitzer@rmranchland.com

rmranchland.com

Cody is a seasoned land broker with deep roots in the Colorado land market. Growing up immersed in the land business, he has developed extensive knowledge of mountain, recreational, and ranch properties, making him a trusted guide for clients seeking their ideal piece of Colorado. An avid outdoorsman, he enjoys fly fishing, backpacking, skiing, and snowboarding, embracing the same landscapes that inspire his work. His passion for the outdoors translates into a genuine commitment to helping clients find properties that can be enjoyed for generations to come. As a proud member of the Pikes Peak Association of Realtors, he combines professional expertise with local insight to deliver a seamless and rewarding real estate experience. Whether you're buying or selling land, he's dedicated to helping you achieve your goals in the beautiful state of Colorado.

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