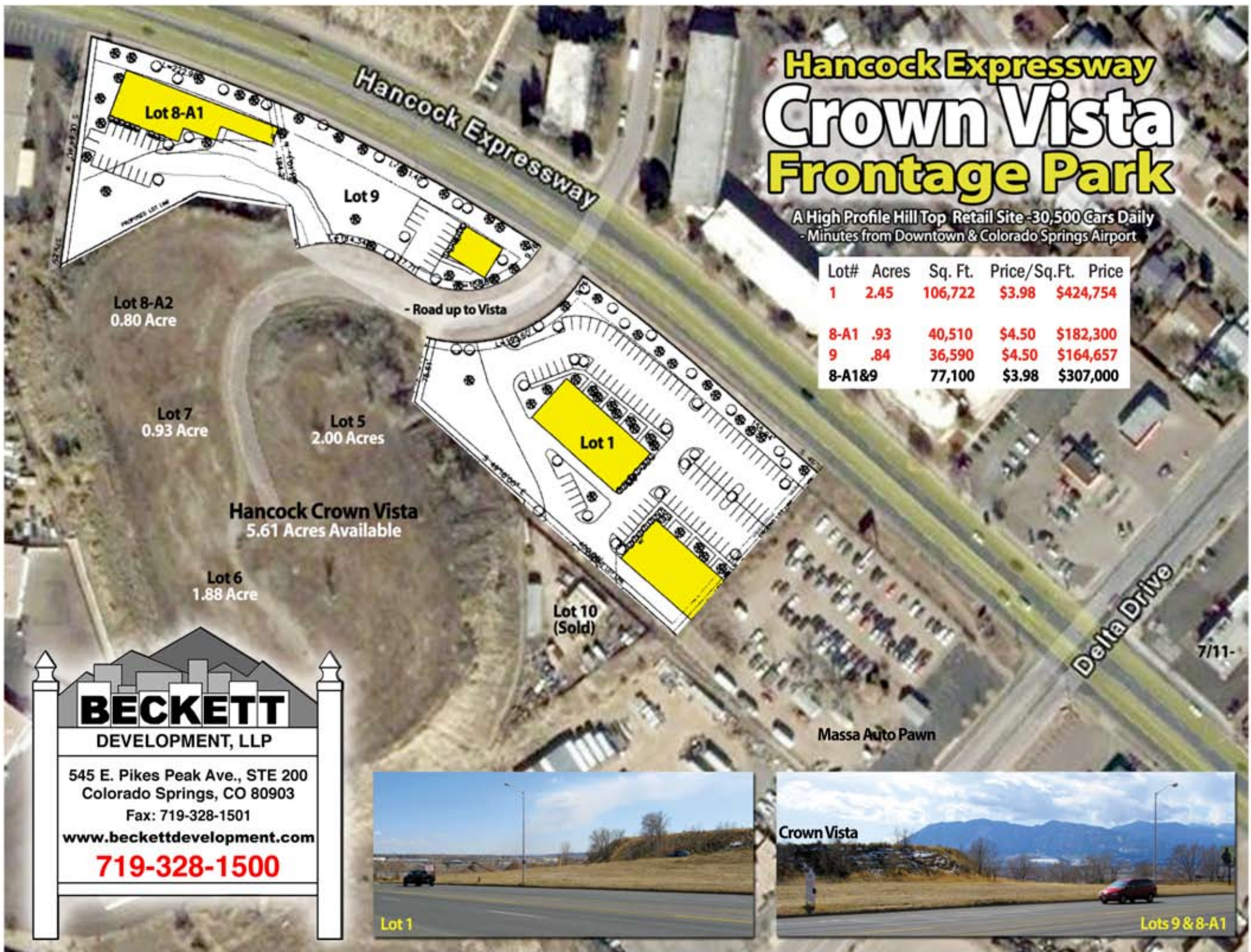


Hancock Expressway Crown Vista Frontage Park

A High Profile Hill Top Retail Site - 30,500 Cars Daily
- Minutes from Downtown & Colorado Springs Airport

Lot#	Acres	Sq. Ft.	Price/Sq.Ft.	Price
1	2.45	106,722	\$3.98	\$424,754
8-A1	.93	40,510	\$4.50	\$182,300
9	.84	36,590	\$4.50	\$164,657
8-A1&9		77,100	\$3.98	\$307,000



Lot 8-A2
0.80 Acre

Lot 7
0.93 Acre

Lot 5
2.00 Acres

Hancock Crown Vista
5.61 Acres Available

Lot 6
1.88 Acre

Lot 10
(Sold)

Massa Auto Pawn

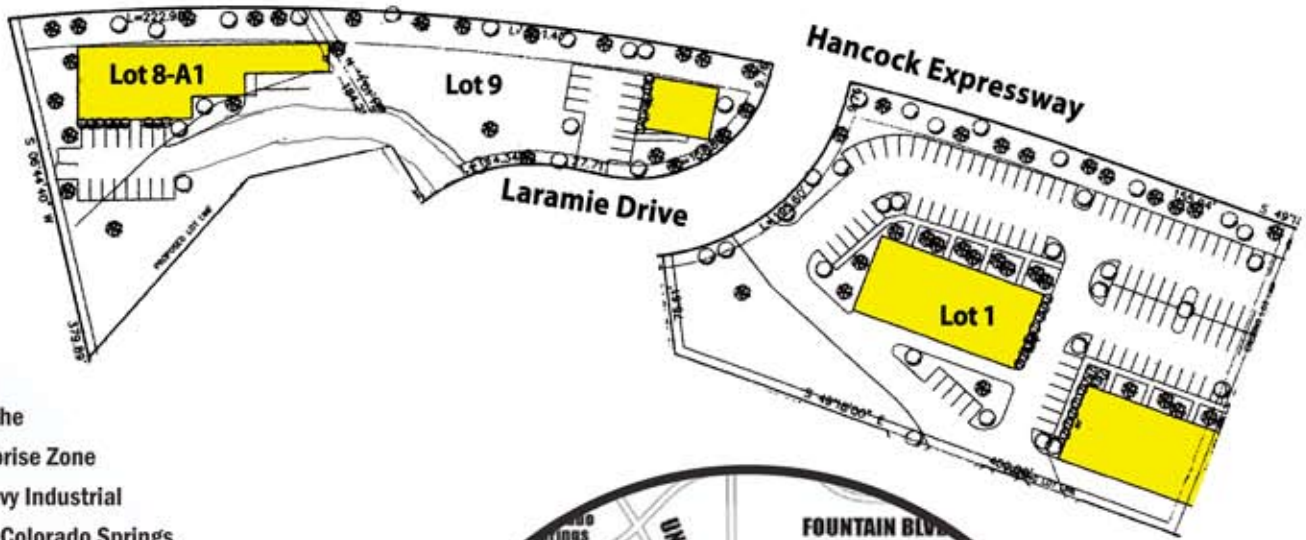
BECKETT
DEVELOPMENT, LLP

545 E. Pikes Peak Ave., STE 200
Colorado Springs, CO 80903
Fax: 719-328-1501
www.beckettdevelopment.com
719-328-1500



Hancock Expressway Crown Vista Frontage Park

A High Profile Hillcrest for Your Retail site -30,500 Cars Daily
- Minutes from Downtown, the Colorado Springs Airport and I-25 -



FEATURES

- Tax benefits of the Colorado Enterprise Zone
- Zoned: M2, Heavy Industrial
- Near downtown Colorado Springs
- On route to Colorado Springs Airport
- Excellent location: 1.5 miles from I-25
- Platted lots
- Central to NORAD, Peterson Space Command, Schriever AFB & Fort Carson
- Utilities to each lot

USES

- Retail space or Heavy Industrial use of any kind
- Ideal for used car lot retail sites
- Hancock Expressway Frontage with high retail visibility
- Lots 8-A1 & 9 could be combined for best access



DEMOGRAPHICS

Population:	1 Mile	3 Mile	5 Mile
	8,965	113,053	221,909
Median Household Income:	\$40,821	\$47,661	\$48,814
Traffic:	31,500 (Hancock & Delta)		

LOT SIZES

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Prices Effective 1-1-2010

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