

FALCON LANDING

Developed Commercial Retail Center w/Approved Construction Plans



Construction & Site Plans
Approved by El Paso County

Lot Size 46,609.2 sq. ft.
11,000 SF Retail Strip Center
(8) - 1200 SF Units (1) - 1800 SF Unit



Picture of east corner of the lot with Wal-Mart Center a block to the west and new restaurant in the foreground.



Demographics

Population: Trade Area 30,636
Median Household Income: \$76,044 (1-Mile Radius)
Traffic: 31,400 per day (Hwy 24/Woodman Rd/Meridian Rd)

Features

- + Tax benefits of Colorado Enterprise Zone
- + Zoned: Commercial Regional - El Paso Co.
- + In Falcon Central business district
- + Located between the Wal-Mart Center and the Safeway Center
- + Platted Lots
- + In highest growth area in El Paso Co.
- + 6000 New Homes built from '99-04
- + Utilities to lot

Uses

- + Commercial Retail, Medical or Dental Space

Shovel Ready!

Reduced Price from \$695,000 to

\$595,000

Friendly Lender Available

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