

# TALLGRASS at THE RANCH



SEC E Woodmen Rd & Marksheffel Rd, Colorado Springs, CO

## PROPERTY OVERVIEW

- Solace at The Ranch - 374 Multi-Family units and Carriage Homes under construction
- Dutch Bro's Coffee & Brakes Plus now open - Tommy's Car Wash coming soon!
- 36 acre ground up development
- Retail/Restaurant/Commercial pad sites for sale
- Less than 2 miles from St Francis Medical Center and Powers Blvd
- Strong incomes, housing growth and traffic counts
- 350 new units adjacent to development coming soon



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## DEMOGRAPHICS

	Population 	Households 	Avg. HH Income 	Daytime Pop. 	Traffic 
<b>1 mile</b>	6,133	1,997	\$115,418	4,801	Woodmen at Marksheffel: 30,000 VPD
<b>3 mile</b>	55,593	18,639	\$109,218	42,067	Marksheffel at Woodmen: 16,000 VPD
<b>5 mile</b>	160,120	55,469	\$104,719	124,580	

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PADS AVAILABLE FOR SALE

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## *Proposed Multifamily Renderings*

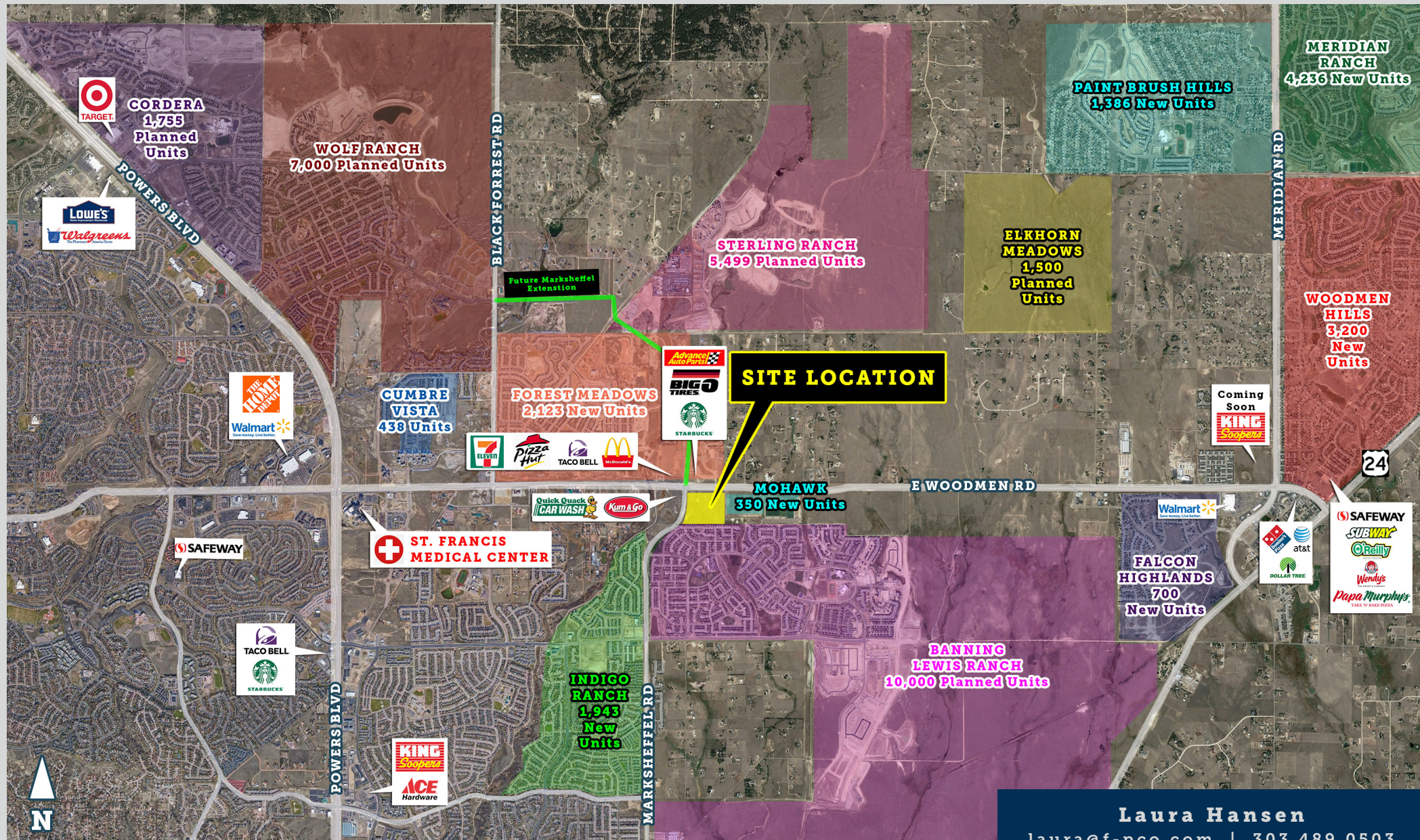




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