

# 10 ACRES

## BLANEY RD. aka MERIDIAN RD.

### COLORADO SPRINGS, COLORADO

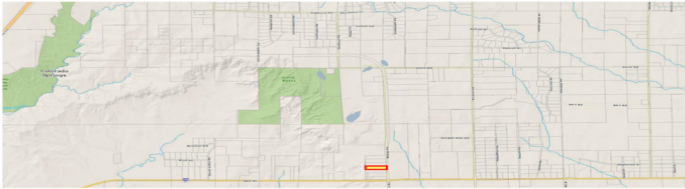
## LAND FOR SALE

With Long-Term Potential

El Paso County Assessor's Office

BLANEY RD  
SCHEDULE: 4408000010  
OWNER: SOUTHWEST EQUITY ASSOC

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Fred Herman  
fherman@FINAQ.COM  
(719)574-3642



*For more information visit:*

*<http://FINAQ.COM>*

## DESCRIPTION

This 10 acre property is approximately 1/3 mile north of highway 94. Many of the nearby parcels are owned by Waste Management of Colorado including the three 10 acre parcels on the north side of this property and the larger parcel on the property west line. Because of this, seller believes that this property could be re-zoned for a commercial use. There are no restrictive covenants for this property.

Blaney Road will be the realigned Meridian Road, and will be 210 feet wide in the future. There is a major wastewater line that runs along the east side of Blaney Road and a major municipal water line along Highway 94.

## SIZE

10 ACRES M/L

## ZONING

Rural residential, rezone for development.

## LEGAL DESCRIPTION

N2N2SE4SE4 SEC 8-14-64

## SALE PRICE

\$120,000

## PARCEL (APN)

4408000010

## TERMS

Cash, owner financing possible for qualified buyer.