

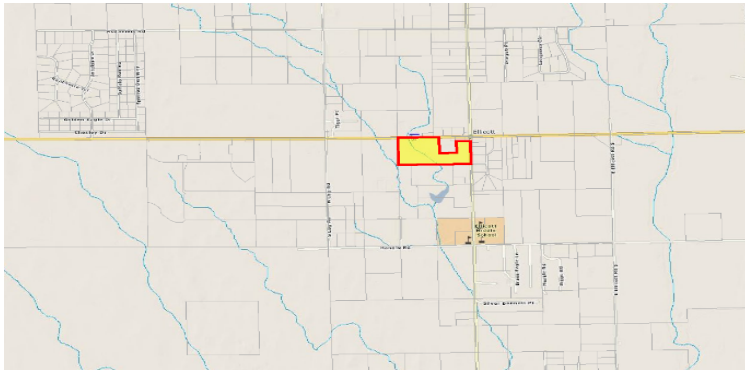
66.4 ACRES

HWY 94 & ELLICOTT HWY

COLORADO SPRINGS, COLORADO

LAND FOR SALE

With Long-Term Potential



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For more information visit:

<http://FINAQ.COM>

DESCRIPTION

Ellicott Colorado rural community area parcel. This parcel is located in the center of the Ellicott Colorado rural business area (see Business Vicinity Map at website.) It has highway frontage on both highway 94 (north side) and Ellicott highway (east side.)

There is a great potential to develop this parcel. A major municipal water line runs along the parcel's north boundary, which is highway 94. It may be possible to get municipal water to the property through Cherokee Metro District's water system. There is a municipal wastewater line about one mile south along Ellicott highway, which services the Ellicott schools. There is another wastewater line about a mile west of the property.

The Schriever Air Force Base (50th Space Wing) is 8 miles west of the property

SIZE

66.4 ACRES M/L

ZONING

Agricultural, rezone for development.

LEGAL DESCRIPTION

N2NE4 EX TR IN NE COR, EX 10.12 A TR CONV BY BK 3176-223, EX R/W FOR RD, W/MR SEC 13-14-63

SALE PRICE

\$600,000

PARCEL (APN)

341300005

TERMS

Cash, owner financing possible for qualified buyer.