

\$2,925,000 - 415 N Franceville Coal Mine Road, Colorado Springs

MLS® #4636877

\$2,925,000

Bedroom, Bathroom,
Commercial on 38.50 Acres

N/A, Colorado Springs, CO

Ideally situated 5 miles east of Marksheffel along Hwy 94, half way between Schriever SFB and Peterson SFB.

Early opportunity to get into property within the Colorado Springs Annexation plan for the Hwy 94 Corridor out to Schriever and the up and coming Flying Horse East development. Flying Horse East is 5,500 acres and will include 30,000 housing units, commercial properties, multiple schools, 2 golf courses and hotels. Numerous other developments underway: Mayberry - 2,550 housing units, Reagan Ranch - 1,600 units, plus Schriever Space Force Base with 8,000 military and civilian employees.

Currently 10,500 vehicles per day pass this high-visibility property on the SEC or Hwy 94 and Franceville Coal Mine Road.

Numerous high-use hotspots nearby: 2x dirt race tracks with multiple events/races, Colorado's largest multi-use gun club, and Colorado Springs recently purchased 1,000 acres for the Wild Horse Ranch park and open space south on Franceville Coal Mine Road.

The site has 20 acres prepped for RV storage, but near limitless opportunities to adjust as desired in site development plan.



Essential Information

MLS® #	4636877
Price	\$2,925,000
Acres	38.50
Type	Commercial
Sub-Type	Land
Status	Active

Community Information

Address	415 N Franceville Coal Mine Road
Subdivision	N/A
City	Colorado Springs
County	El Paso
State	CO
Zip Code	80929

Listing Details

Listing Office	Engel & Voelkers Pikes Peak
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