

# REGIONAL TRANSACTIONS OF COLORADO, LLP

1450 Old North Gate Rd.  
Colorado Springs, CO 80921  
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**Land for Sale: 23 Acres M/L of Undeveloped Commercial Property**

**Tax Schedule Number:** [6504200046](#)  
[6504200055](#)

**Basic Boundaries:** CO Hwy 85-87/Venetucci Blvd.  
Westmark Rd., Ft. Carson Railroad spur  
Stratmoor Hills - Westmark Filing

**Size:** 6504200046 - 10.86 Acres  
6504200055 - 12.16 Acres

**Total Size of Property:** 23.02 Acres M/L to be sold as one property

**Offered Price:** \$6,000,000 - Terms Available

**Zoning:** El Paso County CC (Commercial Community)

**Service Providers for Utilities:**

|           |  |
|-----------|--|
| Electric  | Colorado Springs Utilities                 |
| Nat. Gas  | Colorado Springs Utilities                 |
| Water     | Stratmoor Hills Water and Sanitation Dist. |
| Sewer     | Stratmoor Hills Water and Sanitation Dist. |
| Telephone | Century Link                               |