

5 Acre Industrial Lot for Sale

1185 N Curtis Rd, Colorado Springs, CO 80930



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Property is currently a dirt lot with existing mobile home.
Pictured is a rendering provided by the owner.

NORTH CRUTIS ROAD

PROPERTY INFORMATION

Lot Size:	5.0 Acres 218,000 SF
Zoning:	RR5 w/ Variance of Use (in process) for RV Storage and Outdoor Storage
Existing Bldg:	2,422 SqFt Mobile Home with YOC of 1991
Taxes:	\$1,619 (2024)
County:	El Paso

PROPERTY HIGHLIGHTS

- Electricity, Well, and Septic on-site.
- Approximately 10 minutes east of downtown Colorado Springs.
- Located in ZIP code 80930, known for large parcels and proximity to Peterson AFB and Schriever AFB.
- Located directly adjacent to Dragonman Drive, well-known private museum filled with military memorabilia and local lore. Property benefits from being near a quirky, well-recognized local attraction.
- Property is perfect for RV/IOS storage for visitors to Dragonman, Motocross campers, and recreational owners.

For Sale: \$849,000

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**Brokerage Disclosure
to Tenant**

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LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

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ProForma Estimate for RV Storage:

RV's per Acre	50
Number of Acres	5
Total Number of RV's Stored	250
Typical Occupancy	96%
Average Revenue/Space/Month	\$ 57.50
Monthly Revenue	\$ 13,800
Typical Monthly Expenses 32.50%	\$ 4,485
Net Monthly Income	\$ 9,315
Net Annual Income	\$ 111,780

DEMOGRAPHICS



Population

1 Mile

3 Miles

5 Miles

207

1,301

4,633



Households

78

475

1,679



Median HH Income

\$86,766

\$92,340

\$92,053



Median Age

45.80

42.50

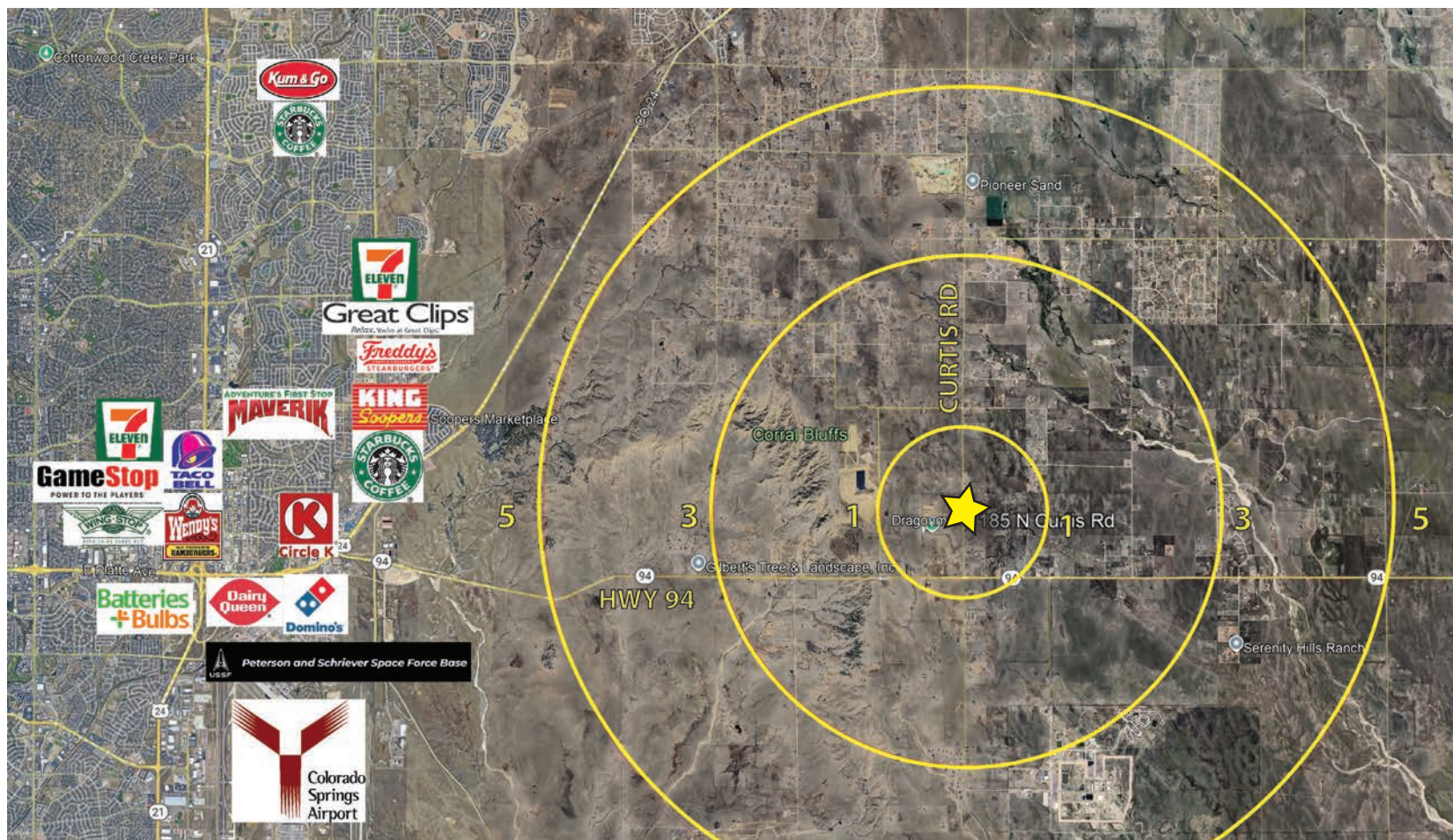
41.80



Traffic

2,788 vpd - N. Curtis Rd @ Hwy 94

Source: CoStar



The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.