

# THE CREST AT WOODMEN

INTERSTATE 25 & WOODMEN ROAD  
COLORADO SPRINGS, COLORADO



## PROJECT SUMMARY

- ★ 77 acre major mixed-use development.
- ★ This project serves the Northern Colorado Springs market, with dense population and strong incomes.
- ★ The property offers access and visibility off Interstate 25, and is conveniently located on the “going home” side of Woodmen Road, the primary continuous East/West thoroughfare in the market.
- ★ Interstate 25 and Woodmen Road provide traffic counts of over 223,000 vehicles-per-day.
- ★ Large workday population on site
- ★ **Dick's House of Sport & Boot Barn Coming Soon!**

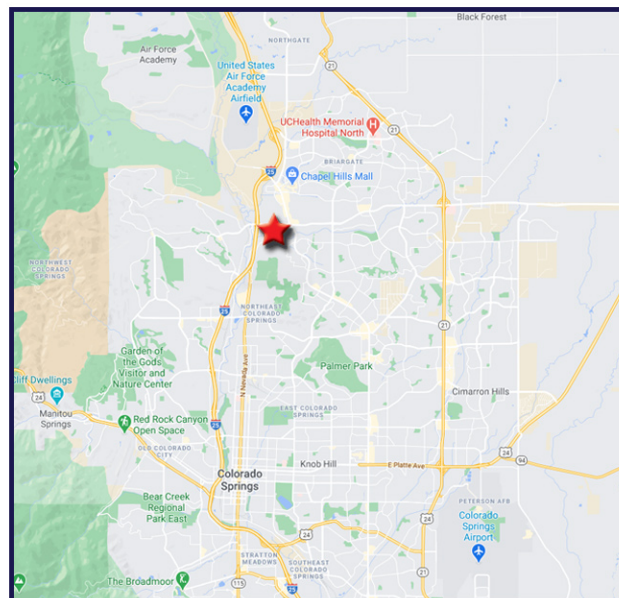
## DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
Population	70,631	205,091	359,473
Households	29,718	83,817	146,868
2024 Median HH Income	\$98,343	\$100,924	\$96,686
2024 Average HH Income	\$123,101	\$127,806	\$122,248
Median Age	37.1	37.4	36.9

## TRAFFIC COUNTS

I-25 (South of Woodmen)	151,809 vpd
Woodmen Road	71,850 vpd

Source: 2024 SitesUSA | CDOT



FOR LEASING INFORMATION CONTACT

**CASEY SEALE**

cseale@realmrealty.com | (713) 397.4125



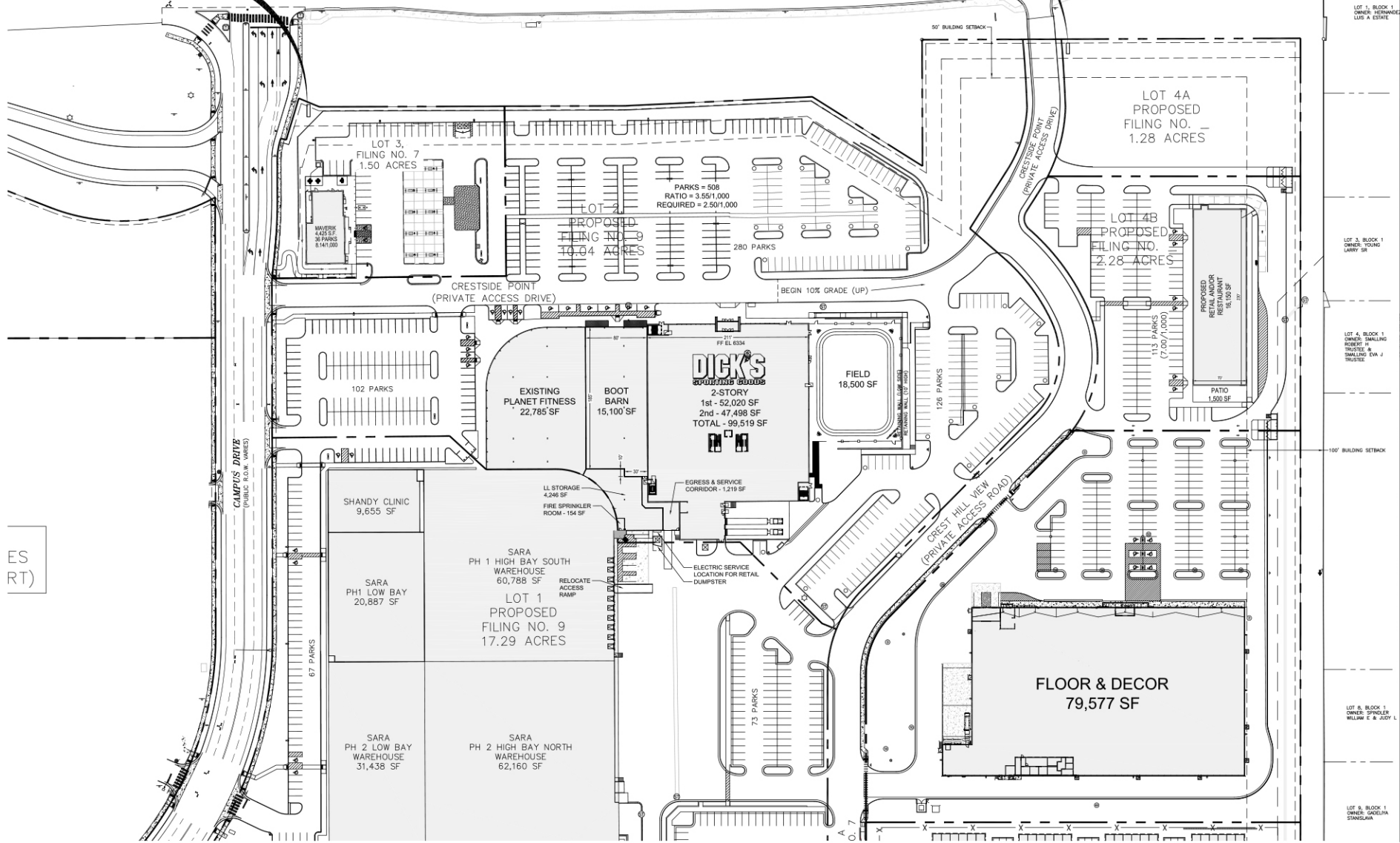
# REALM REALTY

900 Town & Country Lane, Suite 210, Houston, TX 77024  
713-465-0001 | www.realmrealty.com

LON SIGN #3

WOODMEN ROAD

TRAFFIC COUNT  
71,850 CARS/DAY



ES RT)



1 CONCEPTUAL SITE PLAN

SCALE: 1" = 60' (22 X 34) or 1" = 120' (11 X 17)

THE CREST AT WOODMEN  
MIXED USE DEVELOPMENT  
Colorado Springs, Colorado

900 Town & Country Ln #210 Realm Realty Houston, Texas 77024

ALL DRAWN AND WRITTEN INFORMATION APPEARING HEREIN SHALL NOT BE DUPLICATED, REPRODUCED, OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF DEVELOPMENT SERVICES, INC.

PRINT RECORD PURPOSE	DATE

REVISION RECORD		
NO.	CHANGE	DATE

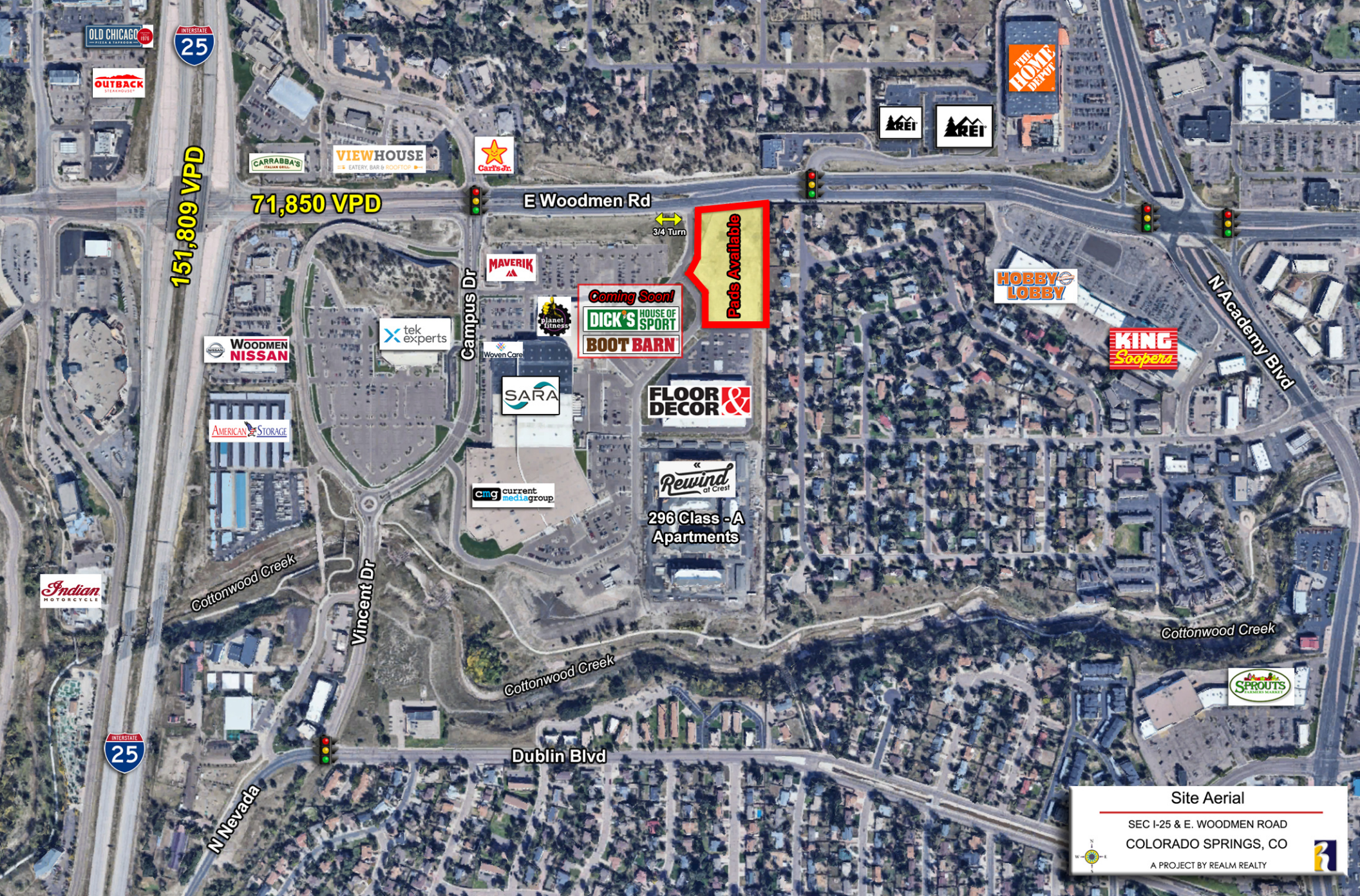
DRAWN	SWG
CHECKED	SWG
DATE	02/07/25
SHEET TITLE	
CONCEPTUAL SITE PLAN	

**REALM REALTY**



900 Town & Country Lane Suite 210 Houston, Texas 77024 (713) 488-0801

SHEET	OF
SP-2TZ	TOTAL



151,809 VPD

71,850 VPD

Pads Available

3/4 Turn

296 Class - A Apartments



Campus Dr



Cottonwood Creek

Vincent Dr

Cottonwood Creek

Cottonwood Creek



N Nevada

Dublin Blvd

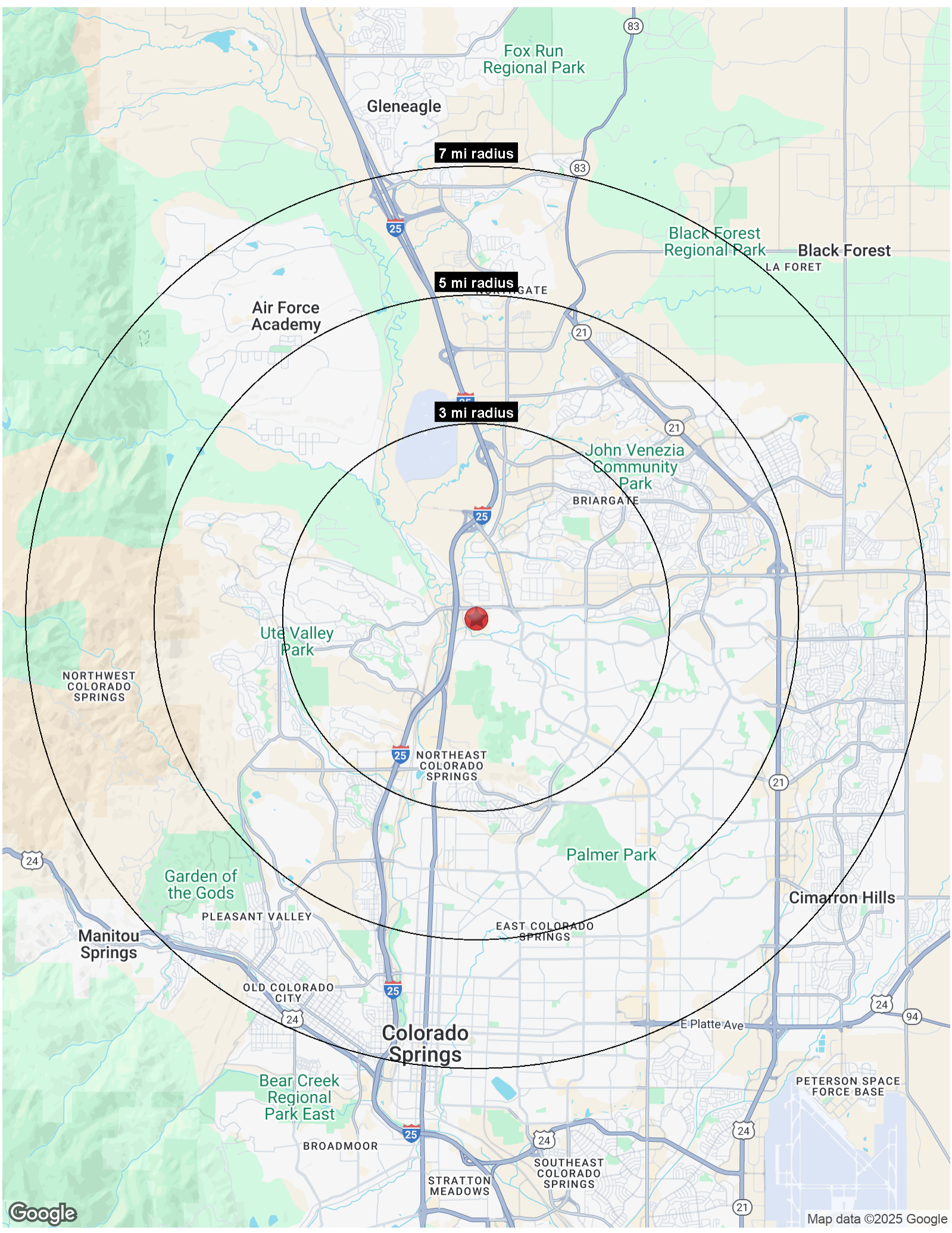


Site Aerial

SEC I-25 & E. WOODMEN ROAD  
COLORADO SPRINGS, CO

A PROJECT BY REALM REALTY





7 mi radius

5 mi radius

3 mi radius

# Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups

Realm Realty  
 Lat/Lon: 38.9308/-104.8066



Crest at Woodmen Colorado Springs, CO 80920	3 mi radius	5 mi radius	7 mi radius
<b>Population</b>			
2024 Estimated Population	70,631	205,091	359,473
2029 Projected Population	68,582	204,630	362,921
2020 Census Population	73,149	205,884	359,559
2010 Census Population	67,742	181,787	310,985
Projected Annual Growth 2024 to 2029	-0.6%	-	0.2%
Historical Annual Growth 2010 to 2024	0.3%	0.9%	1.1%
<b>Households</b>			
2024 Estimated Households	29,718	83,817	146,868
2029 Projected Households	29,421	84,903	150,430
2020 Census Households	29,647	80,956	141,099
2010 Census Households	27,260	72,113	123,667
Projected Annual Growth 2024 to 2029	-0.2%	0.3%	0.5%
Historical Annual Growth 2010 to 2024	0.6%	1.2%	1.3%
<b>Age</b>			
2024 Est. Population Under 10 Years	10.9%	11.3%	11.5%
2024 Est. Population 10 to 19 Years	11.7%	12.5%	12.5%
2024 Est. Population 20 to 29 Years	16.2%	15.2%	15.1%
2024 Est. Population 30 to 44 Years	20.7%	21.3%	22.2%
2024 Est. Population 45 to 59 Years	15.9%	16.9%	16.7%
2024 Est. Population 60 to 74 Years	17.2%	16.2%	15.6%
2024 Est. Population 75 Years or Over	7.4%	6.7%	6.4%
2024 Est. Median Age	37.1	37.4	36.9
<b>Marital Status &amp; Gender</b>			
2024 Est. Male Population	49.6%	50.1%	50.5%
2024 Est. Female Population	50.4%	49.9%	49.5%
2024 Est. Never Married	31.7%	31.0%	30.8%
2024 Est. Now Married	50.2%	50.5%	49.2%
2024 Est. Separated or Divorced	13.9%	14.5%	15.6%
2024 Est. Widowed	4.2%	4.0%	4.3%
<b>Income</b>			
2024 Est. HH Income \$200,000 or More	12.8%	14.0%	12.9%
2024 Est. HH Income \$150,000 to \$199,999	12.3%	12.7%	12.0%
2024 Est. HH Income \$100,000 to \$149,999	21.8%	21.0%	20.5%
2024 Est. HH Income \$75,000 to \$99,999	15.3%	14.5%	14.6%
2024 Est. HH Income \$50,000 to \$74,999	16.0%	15.4%	15.4%
2024 Est. HH Income \$35,000 to \$49,999	8.4%	8.3%	9.0%
2024 Est. HH Income \$25,000 to \$34,999	4.6%	5.4%	5.4%
2024 Est. HH Income \$15,000 to \$24,999	3.6%	3.9%	4.5%
2024 Est. HH Income Under \$15,000	5.3%	4.8%	5.8%
2024 Est. Average Household Income	\$123,101	\$127,806	\$122,248
2024 Est. Median Household Income	\$98,343	\$100,924	\$96,686
2024 Est. Per Capita Income	\$51,837	\$52,553	\$50,347
2024 Est. Total Businesses	5,531	11,683	19,790
2024 Est. Total Employees	47,113	93,680	153,092

# Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Realm Realty  
 Lat/Lon: 38.9308/-104.8066

Crest at Woodmen Colorado Springs, CO 80920	3 mi radius	5 mi radius	7 mi radius
<b>Race</b>			
2024 Est. White	77.8%	77.1%	75.5%
2024 Est. Black	4.9%	5.1%	5.5%
2024 Est. Asian or Pacific Islander	3.5%	3.8%	3.9%
2024 Est. American Indian or Alaska Native	0.7%	0.7%	0.7%
2024 Est. Other Races	13.1%	13.3%	14.3%
<b>Hispanic</b>			
2024 Est. Hispanic Population	10,849	31,888	58,850
2024 Est. Hispanic Population	15.4%	15.5%	16.4%
2029 Proj. Hispanic Population	16.7%	16.7%	17.4%
2020 Hispanic Population	14.1%	15.5%	17.2%
<b>Education (Adults 25 &amp; Older)</b>			
2024 Est. Adult Population (25 Years or Over)	49,297	141,615	247,391
2024 Est. Elementary (Grade Level 0 to 8)	1.5%	1.4%	1.5%
2024 Est. Some High School (Grade Level 9 to 11)	2.5%	2.3%	2.5%
2024 Est. High School Graduate	16.7%	16.3%	17.1%
2024 Est. Some College	21.2%	20.4%	21.2%
2024 Est. Associate Degree Only	11.3%	10.8%	10.8%
2024 Est. Bachelor Degree Only	27.5%	27.9%	27.7%
2024 Est. Graduate Degree	19.3%	20.9%	19.2%
<b>Housing</b>			
2024 Est. Total Housing Units	32,836	92,672	162,762
2024 Est. Owner-Occupied	54.2%	55.8%	55.8%
2024 Est. Renter-Occupied	36.3%	34.7%	34.4%
2024 Est. Vacant Housing	9.5%	9.6%	9.8%
<b>Homes Built by Year</b>			
2024 Homes Built 2010 or later	11.3%	14.2%	15.2%
2024 Homes Built 2000 to 2009	8.4%	12.8%	14.6%
2024 Homes Built 1990 to 1999	13.1%	13.9%	11.4%
2024 Homes Built 1980 to 1989	25.8%	18.3%	14.7%
2024 Homes Built 1970 to 1979	21.9%	17.2%	14.9%
2024 Homes Built 1960 to 1969	6.0%	6.7%	7.8%
2024 Homes Built 1950 to 1959	2.6%	4.9%	5.9%
2024 Homes Built Before 1949	1.3%	2.4%	5.6%
<b>Home Values</b>			
2024 Home Value \$1,000,000 or More	3.4%	4.3%	4.5%
2024 Home Value \$500,000 to \$999,999	36.6%	39.7%	38.2%
2024 Home Value \$400,000 to \$499,999	27.7%	25.1%	24.6%
2024 Home Value \$300,000 to \$399,999	20.7%	19.1%	20.5%
2024 Home Value \$200,000 to \$299,999	7.0%	6.5%	6.9%
2024 Home Value \$150,000 to \$199,999	0.8%	0.8%	0.9%
2024 Home Value \$100,000 to \$149,999	0.5%	0.6%	0.6%
2024 Home Value \$50,000 to \$99,999	0.8%	1.1%	1.0%
2024 Home Value \$25,000 to \$49,999	1.0%	1.0%	1.0%
2024 Home Value Under \$25,000	1.5%	1.9%	1.7%
2024 Median Home Value	\$470,760	\$487,384	\$483,563
2024 Median Rent	\$1,452	\$1,463	\$1,432

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2024, TIGER Geography - RF1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# Full Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups

Realm Realty  
 Lat/Lon: 38.9308/-104.8066



<b>Crest at Woodmen</b>	<b>3 mi radius</b>	<b>5 mi radius</b>	<b>7 mi radius</b>
<b>Colorado Springs, CO 80920</b>			
<b>Labor Force</b>			
2024 Est. Labor Population Age 16 Years or Over	58,061	166,846	291,912
2024 Est. Civilian Employed	65.0%	65.0%	65.0%
2024 Est. Civilian Unemployed	3.1%	2.7%	2.8%
2024 Est. in Armed Forces	4.0%	4.8%	5.2%
2024 Est. not in Labor Force	28.0%	27.4%	27.0%
2024 Labor Force Males	49.3%	49.9%	50.3%
2024 Labor Force Females	50.7%	50.1%	49.7%
<b>Occupation</b>			
2024 Occupation: Population Age 16 Years or Over	37,738	108,478	189,751
2024 Mgmt, Business, & Financial Operations	18.3%	18.0%	18.0%
2024 Professional, Related	31.4%	32.9%	32.1%
2024 Service	14.1%	13.5%	14.0%
2024 Sales, Office	21.0%	20.5%	20.4%
2024 Farming, Fishing, Forestry	0.2%	0.2%	0.2%
2024 Construction, Extraction, Maintenance	6.0%	6.1%	6.4%
2024 Production, Transport, Material Moving	9.0%	8.9%	9.0%
2024 White Collar Workers	70.6%	71.4%	70.5%
2024 Blue Collar Workers	29.4%	28.6%	29.5%
<b>Transportation to Work</b>			
2024 Drive to Work Alone	68.0%	67.5%	66.8%
2024 Drive to Work in Carpool	6.8%	7.5%	7.8%
2024 Travel to Work by Public Transportation	0.4%	0.4%	0.4%
2024 Drive to Work on Motorcycle	0.2%	0.1%	0.1%
2024 Walk or Bicycle to Work	4.0%	4.0%	4.6%
2024 Other Means	0.7%	0.8%	0.7%
2024 Work at Home	19.9%	19.7%	19.5%
<b>Travel Time</b>			
2024 Travel to Work in 14 Minutes or Less	29.2%	28.1%	28.3%
2024 Travel to Work in 15 to 29 Minutes	49.3%	47.9%	47.1%
2024 Travel to Work in 30 to 59 Minutes	16.4%	19.3%	20.0%
2024 Travel to Work in 60 Minutes or More	5.0%	4.7%	4.7%
2024 Average Travel Time to Work	18.7	19.4	19.5
<b>Consumer Expenditure</b>			
2024 Est. Total Household Expenditure	\$3.31 B	\$9.49 B	\$16.15 B
2024 Est. Apparel	\$60.44 M	\$173.09 M	\$295.57 M
2024 Est. Contributions, Tax and Retirement	\$974.37 M	\$2.82 B	\$4.72 B
2024 Est. Education	\$76.42 M	\$219 M	\$371.63 M
2024 Est. Entertainment	\$186.83 M	\$535.07 M	\$914.1 M
2024 Est. Food, Beverages, Tobacco	\$380.52 M	\$1.09 B	\$1.87 B
2024 Est. Health Care	\$193.05 M	\$541.87 M	\$941.28 M
2024 Est. Household Furnishings and Equipment	\$87.61 M	\$250.97 M	\$427.76 M
2024 Est. Household Operations, Shelter, Utilities	\$727.11 M	\$2.07 B	\$3.55 B
2024 Est. Miscellaneous Expenses	\$56.37 M	\$161.22 M	\$275.02 M
2024 Est. Personal Care	\$40.33 M	\$115.41 M	\$198.97 M
2024 Est. Transportation	\$527.11 M	\$1.51 B	\$2.58 B

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2024, TIGER Geography - RF1

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.