

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!**

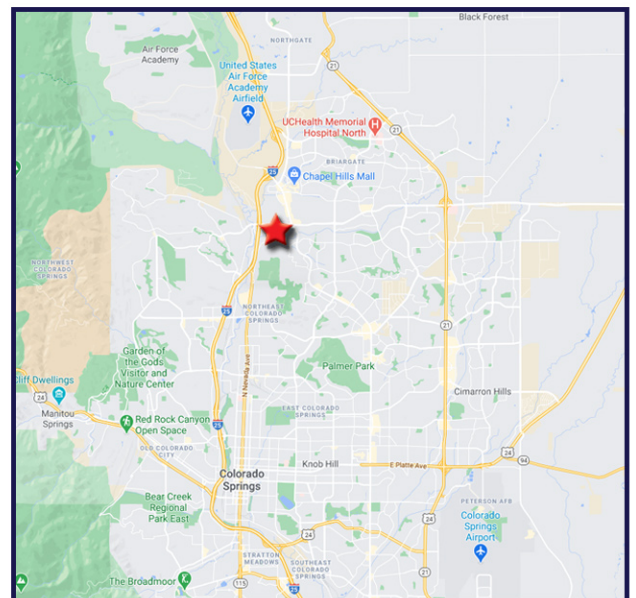
DEMOGRAPHICS

	3 Miles	5 Miles	7 Miles
Population	68,302	206,472	363,154
Households	28,815	84,005	147,240
2025 Median HH Income	\$98,291	\$103,836	\$101,020
2025 Average HH Income	\$123,253	\$130,876	\$126,498
Median Age	37.3	37.5	37.0

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

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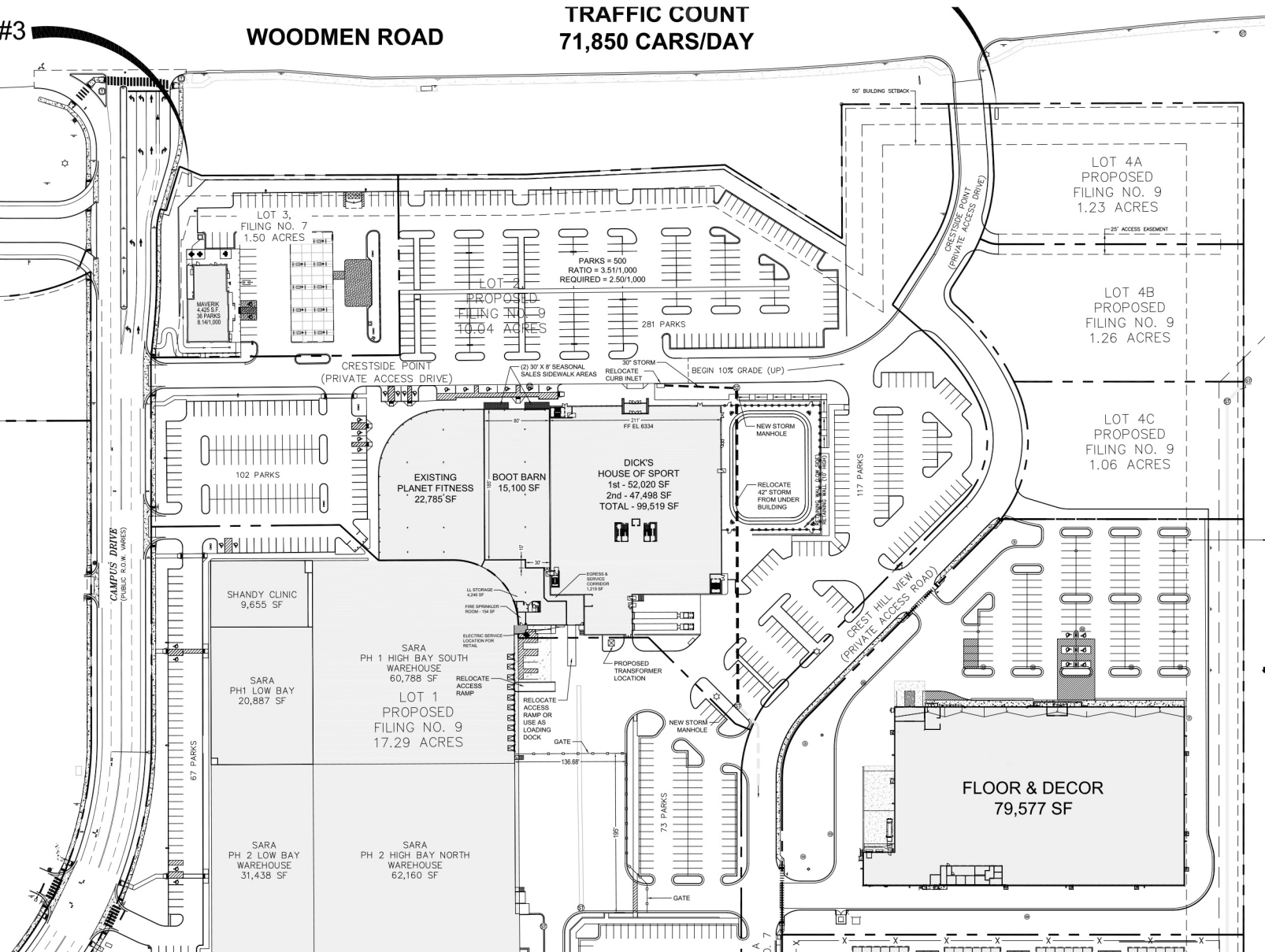
REALM REALTY

900 Town & Country Lane, Suite 210, Houston, TX 77024

713-465-0001 | www.realmrealty.com

ES
RT)

TRAFFIC COUNT
71,850 CARS/DAY



①

CONCEPTUAL SITE PLAN

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

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

PRINT RECORD	
PURPOSE	DATE

NO.	CHANGE	DATE
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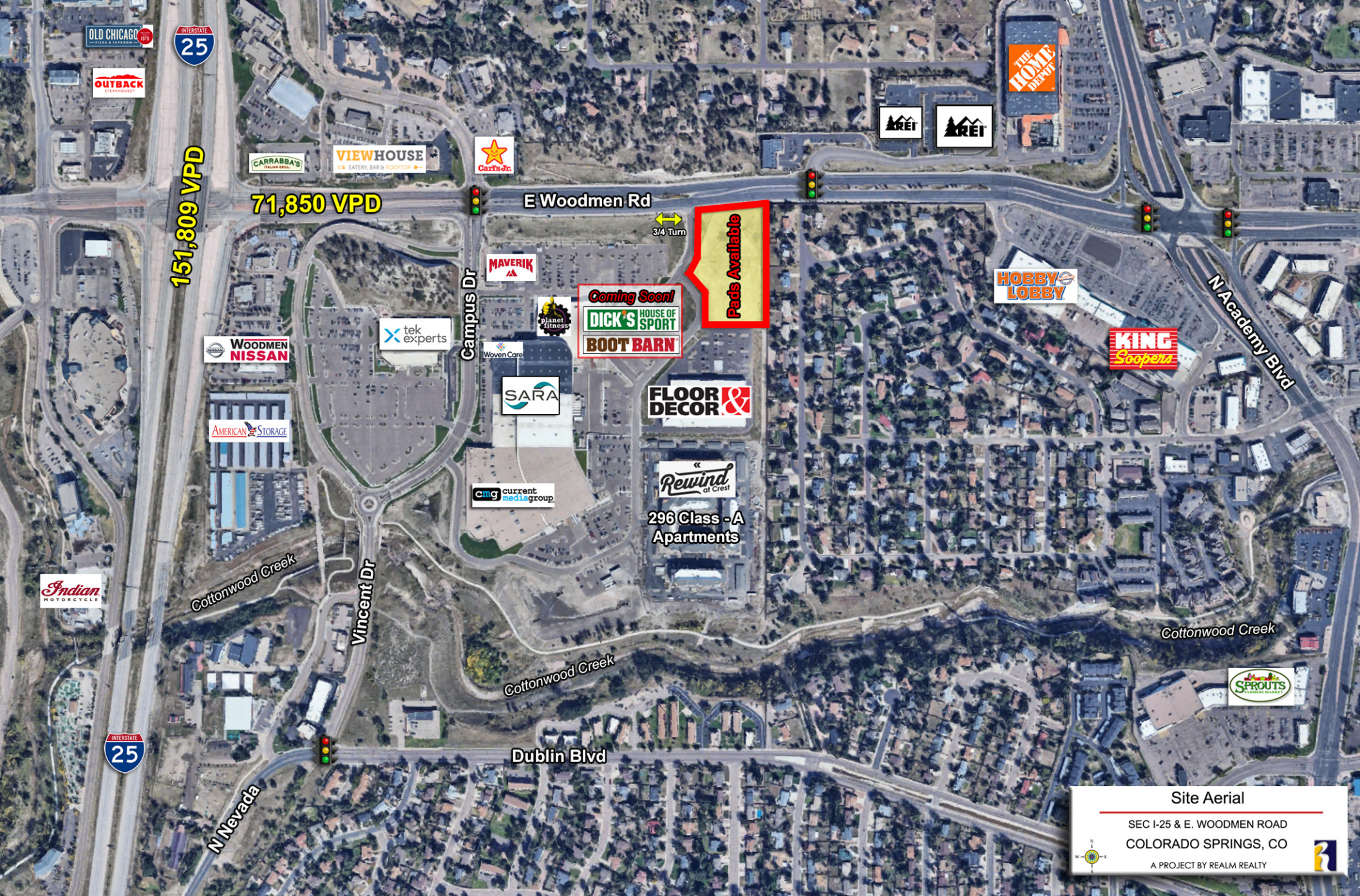
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SHEET TITLE

SITE PLAN



SHEET	OF
SP-2UE	TOTAL



151,809 VPD

71,850 VPD

E Woodmen Rd

N Academy Blvd

Dublin Blvd

Vincent Dr

Cottonwood Creek

Cottonwood Creek

Cottonwood Creek

296 Class - A
Apartments

Pads Available

Coming Soon!
DICK'S HOUSE OF SPORT
BOOT BARN

FLOOR DECOR

Rewind
at Crest

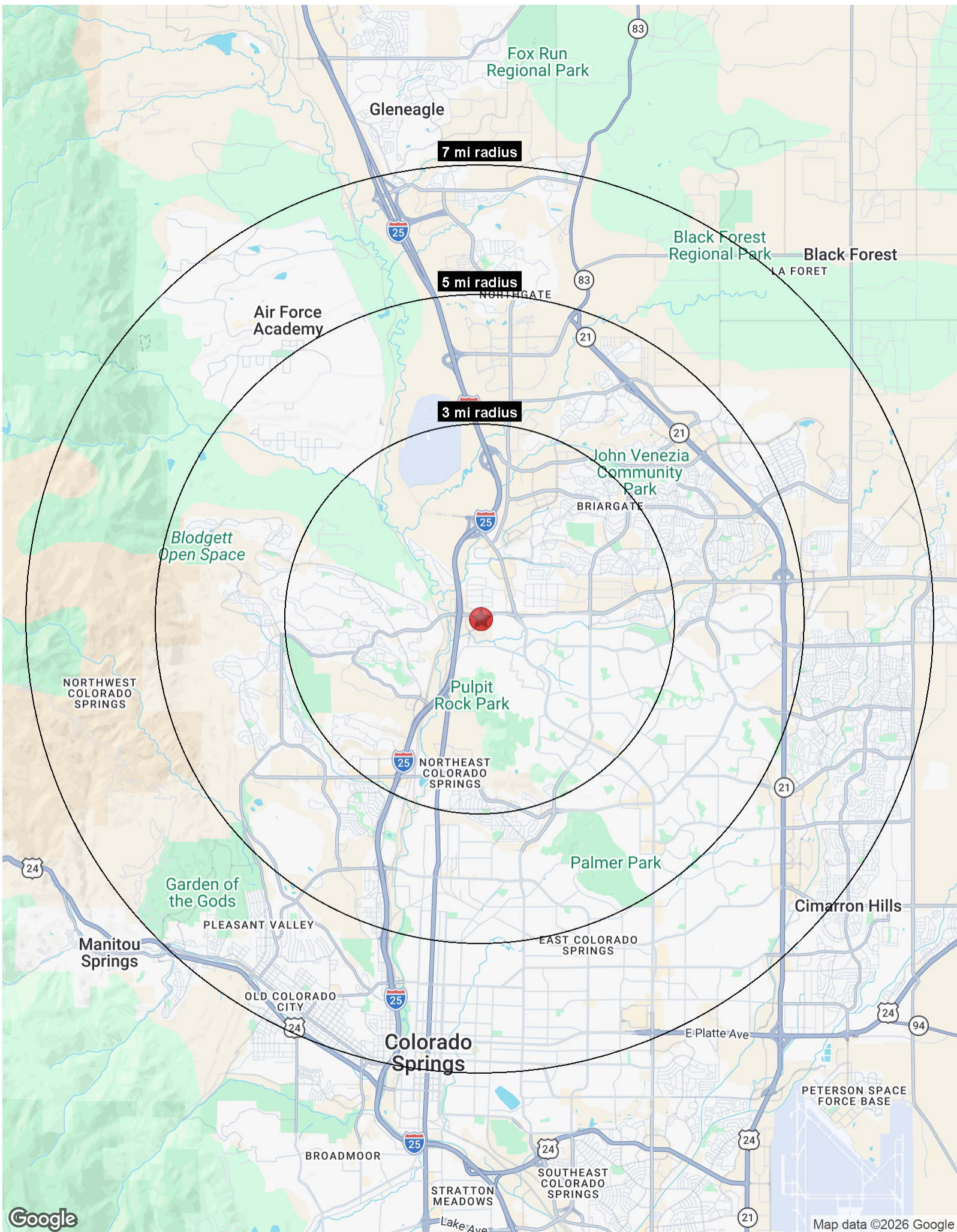
Campus Dr

Site Aerial

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

A PROJECT BY REALM REALTY





Full Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups

Realm Realty
Lat/Lon: 38.9318/-104.8067



Crest at Woodmen	3 mi radius	5 mi radius	7 mi radius
Colorado Springs, CO 80920			
Population			
2025 Estimated Population	68,302	206,472	363,154
2030 Projected Population	65,898	206,730	367,769
2020 Census Population	71,747	205,271	360,290
2010 Census Population	66,381	180,775	311,772
Projected Annual Growth 2025 to 2030	-0.7%	-	0.3%
Historical Annual Growth 2010 to 2025	0.2%	0.9%	1.1%
Households			
2025 Estimated Households	28,815	84,005	147,240
2030 Projected Households	28,456	85,668	151,767
2020 Census Households	29,068	80,610	140,582
2010 Census Households	26,703	71,631	122,955
Projected Annual Growth 2025 to 2030	-0.2%	0.4%	0.6%
Historical Annual Growth 2010 to 2025	0.5%	1.2%	1.3%
Age			
2025 Est. Population Under 10 Years	10.8%	11.1%	11.3%
2025 Est. Population 10 to 19 Years	11.6%	12.5%	12.6%
2025 Est. Population 20 to 29 Years	16.0%	14.9%	15.1%
2025 Est. Population 30 to 44 Years	21.0%	21.6%	22.4%
2025 Est. Population 45 to 59 Years	15.7%	16.7%	16.5%
2025 Est. Population 60 to 74 Years	17.3%	16.2%	15.6%
2025 Est. Population 75 Years or Over	7.6%	6.9%	6.6%
2025 Est. Median Age	37.3	37.5	37.0
Marital Status & Gender			
2025 Est. Male Population	49.6%	50.2%	50.7%
2025 Est. Female Population	50.4%	49.8%	49.3%
2025 Est. Never Married	31.0%	29.8%	30.0%
2025 Est. Now Married	52.7%	53.2%	52.1%
2025 Est. Separated or Divorced	12.2%	13.3%	13.9%
2025 Est. Widowed	4.1%	3.7%	4.0%
Income			
2025 Est. HH Income \$200,000 or More	12.8%	14.8%	13.9%
2025 Est. HH Income \$150,000 to \$199,999	12.4%	12.8%	12.5%
2025 Est. HH Income \$100,000 to \$149,999	21.7%	21.6%	21.5%
2025 Est. HH Income \$75,000 to \$99,999	15.0%	14.5%	14.2%
2025 Est. HH Income \$50,000 to \$74,999	16.6%	15.2%	15.4%
2025 Est. HH Income \$35,000 to \$49,999	9.9%	8.4%	8.6%
2025 Est. HH Income \$25,000 to \$34,999	4.5%	5.0%	4.8%
2025 Est. HH Income \$15,000 to \$24,999	3.3%	3.8%	4.2%
2025 Est. HH Income Under \$15,000	3.9%	4.0%	4.8%
2025 Est. Average Household Income	\$123,253	\$130,876	\$126,498
2025 Est. Median Household Income	\$98,291	\$103,836	\$101,020
2025 Est. Per Capita Income	\$52,049	\$53,602	\$51,858
2025 Est. Total Businesses	5,563	12,116	20,152
2025 Est. Total Employees	46,918	95,004	151,897

Full Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups

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Crest at Woodmen			
Colorado Springs, CO 80920			
	3 mi radius	5 mi radius	7 mi radius
Race			
2025 Est. White	77.1%	76.2%	74.8%
2025 Est. Black	5.2%	5.4%	5.8%
2025 Est. Asian or Pacific Islander	3.8%	4.2%	4.3%
2025 Est. American Indian or Alaska Native	0.7%	0.7%	0.7%
2025 Est. Other Races	13.4%	13.6%	14.5%
Hispanic			
2025 Est. Hispanic Population	10,767	33,062	60,540
2025 Est. Hispanic Population	15.8%	16.0%	16.7%
2030 Proj. Hispanic Population	17.0%	17.1%	17.7%
2020 Hispanic Population	14.0%	15.5%	17.1%
Education (Adults 25 & Older)			
2025 Est. Adult Population (25 Years or Over)	47,940	143,179	249,872
2025 Est. Elementary (Grade Level 0 to 8)	1.4%	1.4%	1.4%
2025 Est. Some High School (Grade Level 9 to 11)	2.2%	2.3%	2.5%
2025 Est. High School Graduate	17.3%	16.4%	17.0%
2025 Est. Some College	22.0%	20.7%	21.4%
2025 Est. Associate Degree Only	10.8%	10.5%	10.6%
2025 Est. Bachelor Degree Only	26.8%	28.0%	27.8%
2025 Est. Graduate Degree	19.5%	20.7%	19.2%
Housing			
2025 Est. Total Housing Units	32,007	93,339	163,993
2025 Est. Owner-Occupied	53.7%	55.2%	55.3%
2025 Est. Renter-Occupied	36.3%	34.8%	34.5%
2025 Est. Vacant Housing	10.0%	10.0%	10.2%
Homes Built by Year			
2025 Homes Built 2010 or later	10.9%	15.3%	16.5%
2025 Homes Built 2000 to 2009	9.8%	13.3%	15.1%
2025 Homes Built 1990 to 1999	14.2%	15.2%	12.5%
2025 Homes Built 1980 to 1989	24.4%	16.5%	13.1%
2025 Homes Built 1970 to 1979	20.6%	16.3%	13.9%
2025 Homes Built 1960 to 1969	6.4%	6.9%	8.1%
2025 Homes Built 1950 to 1959	2.4%	4.5%	5.4%
2025 Homes Built Before 1949	1.2%	2.1%	5.3%
Home Values			
2025 Home Value \$1,000,000 or More	3.7%	4.3%	4.5%
2025 Home Value \$500,000 to \$999,999	37.1%	40.4%	38.8%
2025 Home Value \$400,000 to \$499,999	29.7%	27.3%	27.0%
2025 Home Value \$300,000 to \$399,999	19.2%	17.4%	18.9%
2025 Home Value \$200,000 to \$299,999	6.4%	5.8%	6.2%
2025 Home Value \$150,000 to \$199,999	0.8%	0.8%	0.8%
2025 Home Value \$100,000 to \$149,999	0.3%	0.6%	0.7%
2025 Home Value \$50,000 to \$99,999	0.6%	0.8%	0.7%
2025 Home Value \$25,000 to \$49,999	1.5%	1.5%	1.4%
2025 Home Value Under \$25,000	0.9%	1.1%	1.1%
2025 Median Home Value	\$485,969	\$499,812	\$496,129
2025 Median Rent	\$1,633	\$1,638	\$1,604

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Labor Force			
2025 Est. Labor Population Age 16 Years or Over	56,304	168,358	295,812
2025 Est. Civilian Employed	64.1%	64.4%	64.0%
2025 Est. Civilian Unemployed	2.8%	2.5%	2.5%
2025 Est. in Armed Forces	3.5%	4.7%	5.6%
2025 Est. not in Labor Force	29.5%	28.5%	27.9%
2025 Labor Force Males	49.4%	50.0%	50.6%
2025 Labor Force Females	50.6%	50.0%	49.4%
Occupation			
2025 Occupation: Population Age 16 Years or Over	36,111	108,356	189,425
2025 Mgmt, Business, & Financial Operations	18.9%	19.6%	19.7%
2025 Professional, Related	34.0%	34.3%	33.4%
2025 Service	14.5%	13.7%	14.2%
2025 Sales, Office	20.7%	20.1%	20.0%
2025 Farming, Fishing, Forestry	0.1%	0.1%	0.2%
2025 Construction, Extraction, Maintenance	5.6%	5.6%	5.9%
2025 Production, Transport, Material Moving	6.4%	6.5%	6.6%
2025 White Collar Workers	73.5%	74.0%	73.1%
2025 Blue Collar Workers	26.5%	26.0%	26.9%
Transportation to Work			
2025 Drive to Work Alone	69.5%	68.8%	67.9%
2025 Drive to Work in Carpool	7.2%	8.1%	8.1%
2025 Travel to Work by Public Transportation	0.5%	0.4%	0.4%
2025 Drive to Work on Motorcycle	-	-	-
2025 Walk or Bicycle to Work	2.8%	3.2%	3.7%
2025 Other Means	1.0%	1.1%	1.0%
2025 Work at Home	18.8%	18.5%	18.8%
Travel Time			
2025 Travel to Work in 14 Minutes or Less	30.0%	28.4%	27.8%
2025 Travel to Work in 15 to 29 Minutes	47.2%	45.2%	44.4%
2025 Travel to Work in 30 to 59 Minutes	17.4%	20.7%	22.0%
2025 Travel to Work in 60 Minutes or More	5.4%	5.7%	5.8%
2025 Average Travel Time to Work	19.3	20.2	20.5
Consumer Expenditure			
2025 Est. Total Household Expenditure	\$3.21 B	\$9.68 B	\$16.63 B
2025 Est. Apparel	\$58.7 M	\$176.73 M	\$304.09 M
2025 Est. Contributions, Tax and Retirement	\$948.83 M	\$2.91 B	\$4.95 B
2025 Est. Education	\$74.34 M	\$224.49 M	\$384.82 M
2025 Est. Entertainment	\$181.43 M	\$545.92 M	\$939.74 M
2025 Est. Food, Beverages, Tobacco	\$368.87 M	\$1.11 B	\$1.91 B
2025 Est. Health Care	\$187.3 M	\$544.61 M	\$946.57 M
2025 Est. Household Furnishings and Equipment	\$85.14 M	\$256.46 M	\$440.84 M
2025 Est. Household Operations, Shelter, Utilities	\$705.46 M	\$2.11 B	\$3.64 B
2025 Est. Miscellaneous Expenses	\$54.77 M	\$164.65 M	\$283.21 M
2025 Est. Personal Care	\$39.06 M	\$117 M	\$202.55 M
2025 Est. Transportation	\$507.78 M	\$1.52 B	\$2.62 B

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