

RIVERBEND CROSSING

0 Southmoor Dr, Colorado Springs, CO 80911

Unincorporated El Paso County



About the Offering

- 209 new construction detached single family homes in new Riverbend Crossing subdivision
- Opportunity to purchase for Build-For-Rent (BFR) or Single Family For Rent (SFR)
- Whole subdivision offered as a package
- Located in an Opportunity Zone
- Builder can customize home sizes, layouts, and finishes to suit.

PRICE PER UNIT: \$415,000

LIVE DREAM COLORADO



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Location Highlights

- Coveted location near Fort Carson, the Mountain Post, army base home to 25,000 active duty troops and their families, the #2 most requested duty station
- Convenient access to I-25 and other arterial roads through the city
- Quick travel time to Colorado Springs Airport
- Widefield School District 3 schools nearby
- Historic Venetucci Farm to the north and west
- Numerous commercial services nearby include Walmart, local and national chain stores and restaurants, gas stations, banks, professional services and more
- Colorado Springs is forecasted to become the largest city in the state of Colorado by 2050 and consistently ranks as one of the best places to live and work.

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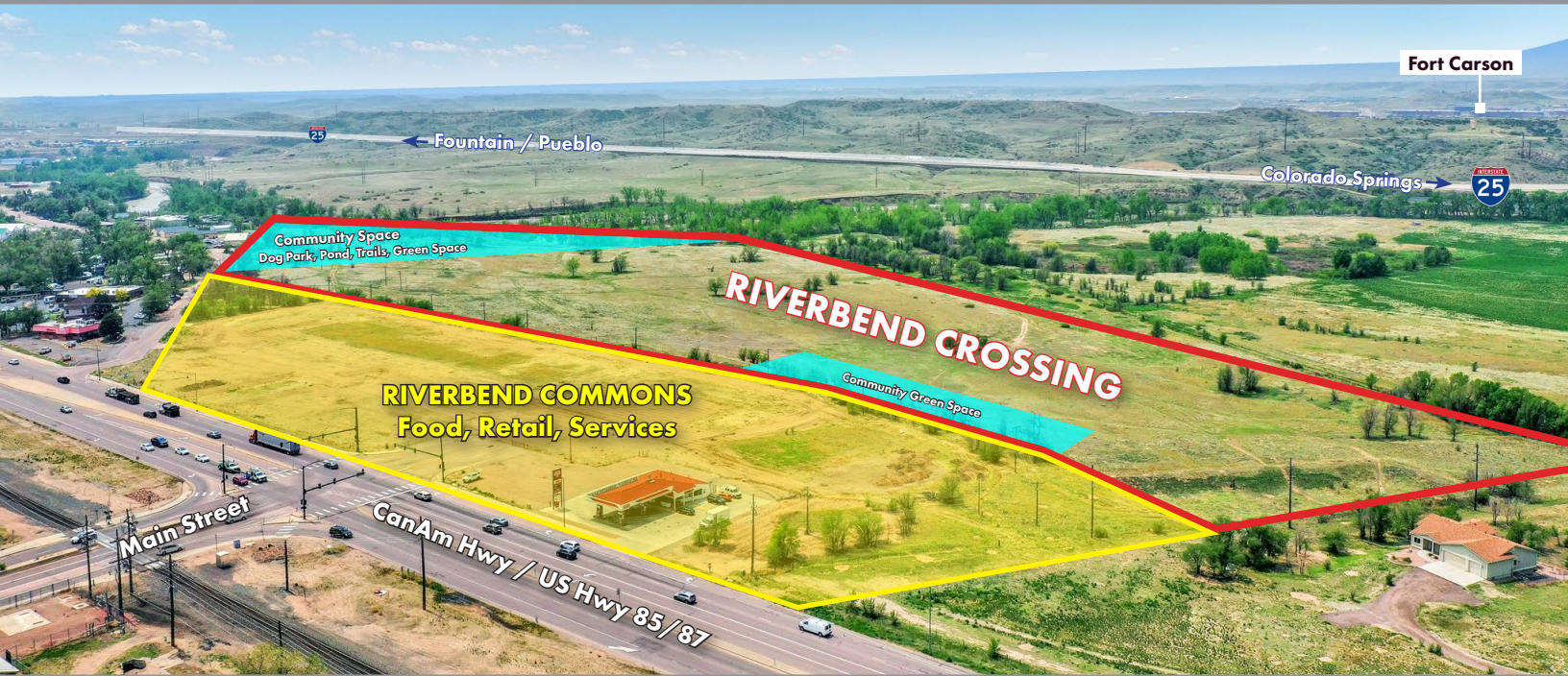


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#2 BEST PLACE TO LIVE
 U.S. NEWS & WORLD REPORT

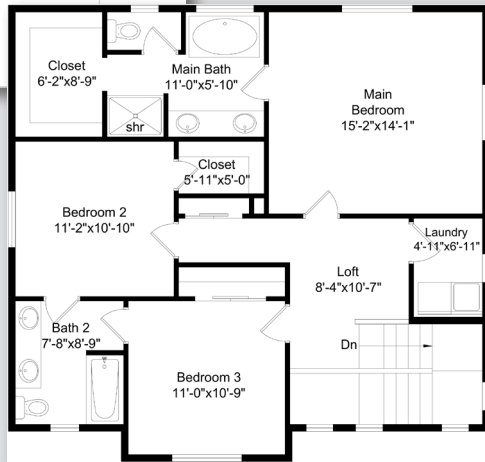
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Proposed Product

- Two-story
- 3 bedrooms, 3 bathrooms
- 2 car attached garage
- 1,703sqft
- Private fenced yard
- New construction
- Open concept floorplan
- Master suite with 5-piece bath and walk-in closet
- Granite counters in kitchen and baths. Luxury vinyl plank flooring.



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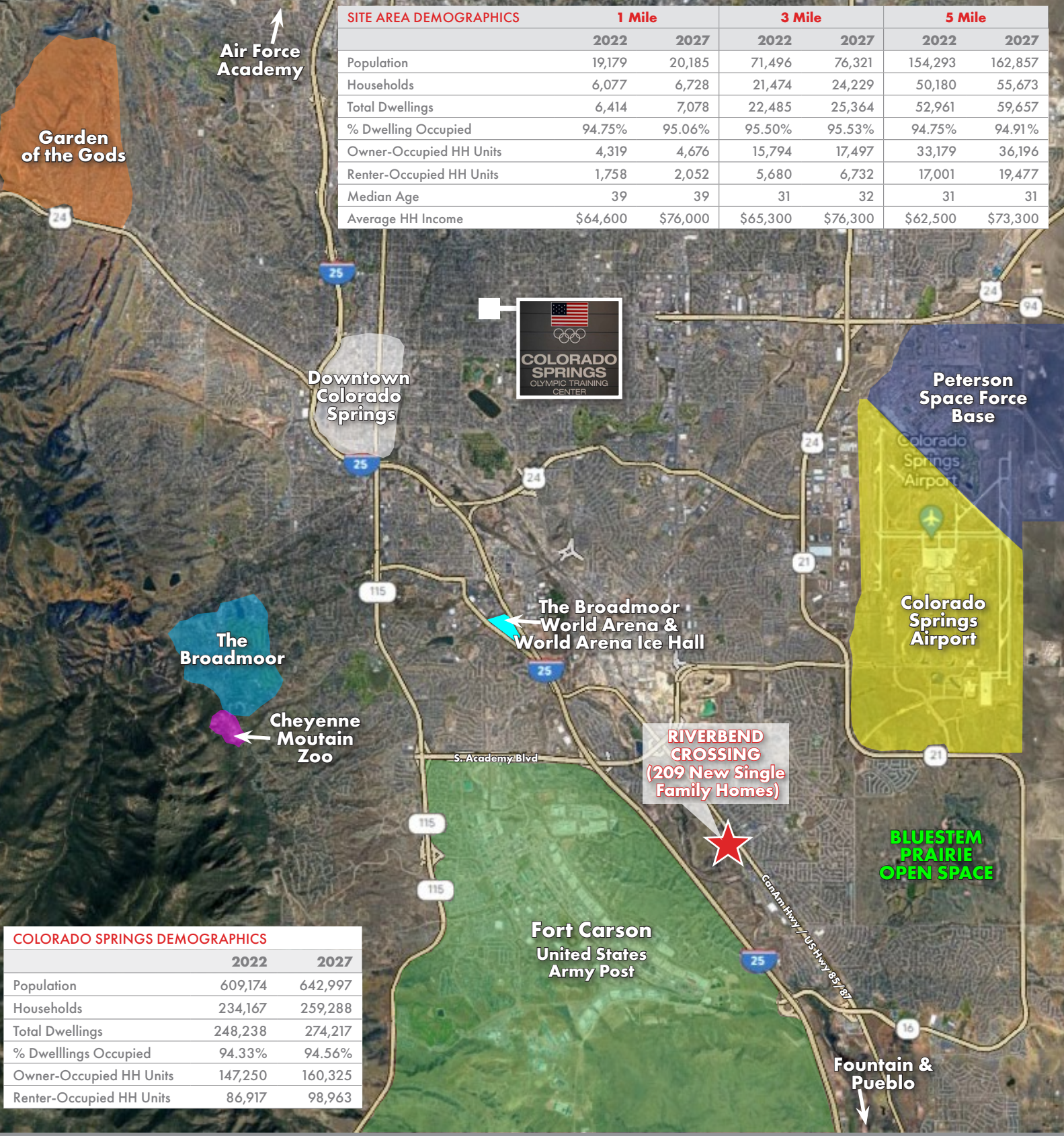
#9 BEST PERFORMING CITY
 MILKEN INSTITUTE, 2022

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| SITE AREA DEMOGRAPHICS | 1 Mile | | 3 Mile | | 5 Mile | |
|--------------------------|----------|----------|----------|----------|----------|----------|
| | 2022 | 2027 | 2022 | 2027 | 2022 | 2027 |
| Population | 19,179 | 20,185 | 71,496 | 76,321 | 154,293 | 162,857 |
| Households | 6,077 | 6,728 | 21,474 | 24,229 | 50,180 | 55,673 |
| Total Dwellings | 6,414 | 7,078 | 22,485 | 25,364 | 52,961 | 59,657 |
| % Dwelling Occupied | 94.75% | 95.06% | 95.50% | 95.53% | 94.75% | 94.91% |
| Owner-Occupied HH Units | 4,319 | 4,676 | 15,794 | 17,497 | 33,179 | 36,196 |
| Renter-Occupied HH Units | 1,758 | 2,052 | 5,680 | 6,732 | 17,001 | 19,477 |
| Median Age | 39 | 39 | 31 | 32 | 31 | 31 |
| Average HH Income | \$64,600 | \$76,000 | \$65,300 | \$76,300 | \$62,500 | \$73,300 |



| COLORADO SPRINGS DEMOGRAPHICS | | |
|-------------------------------|---------|---------|
| | 2022 | 2027 |
| Population | 609,174 | 642,997 |
| Households | 234,167 | 259,288 |
| Total Dwellings | 248,238 | 274,217 |
| % Dwellings Occupied | 94.33% | 94.56% |
| Owner-Occupied HH Units | 147,250 | 160,325 |
| Renter-Occupied HH Units | 86,917 | 98,963 |



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#13 MOST EDUCATED CITY IN AMERICA
 WALLETHUB, 2022