Exceptional ±6.63 Acre Lot For Sale

8585 BLACK FOREST ROAD, COLORADO SPRINGS, CO 80908

MAJOR PRICE REDUCTION!

Overview

8585 Black Forest Road | ± 6.63 Acres | El Paso County

This exceptional ± 6.63 acre parcel of land offers an unparalleled development opportunity in one of Colorado Springs most rapidly growing areas. Located at 8585 Black Forest Road just North of Woodmen Road. This property is positioned within a growing, high-income community, surrounded by densely populated neighborhoods. Currently has a well and septic system, with city utilities now adjacent to the property thanks to recent expansion and upgrades to Black Forest Road. For more information or to schedule a showing, contact us today!

Highlights

- ± 6.63 Acres of Prime Land
- Corner of Black Forest Rd. & Research Pkwy.
- Located in a Booming Residential Area
- Across from Future D-20 Expansion
- City Utilities on Westside of Parcel
- Zoned RR-5 in El Paso County

Property Details

Sales Price
~~$2,300,000~~
$1,800,000

Lot Size
± 6.63 Acres

Price Per SF
$6.23 PSF

Zoning
RR-5

Rev: May 11, 2026

Our Network Is Your Edge
All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Holly Trinidad
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DEMOGRAPHICS

79,732
Population

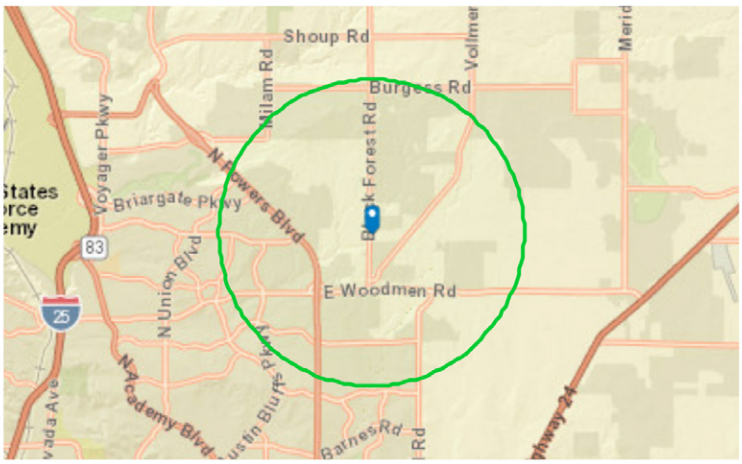
35.2
Median Age

2.9
Average Household Size

$119,140
Median Household Income

TRAFFIC COUNT

Cross street	VPD	Distance
Cowpoke Rd	3,000	0.6
Forestgate Dr	6,640	0.8
Vollmer Rd	9,432	0.9
Black Forest Rd	9,012	0.9
Forest Garden Trl	11,911	0.9



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