Prime Development Land for Sale

775 DUBLIN BOULEVARD, COLORADO SPRINGS, CO 80918
(SE Corner Dublin Blvd and North Nevada Ave)



Overview

High visibility parcel gives you almost 3 acres of mixed-use land in a thriving area of north Colorado Springs. You'll be close to both the UCCS campus and the south gate of the Air Force Academy The lot is at the curve where Nevada Ave becomes Dublin Blvd and is heavily trafficked as it connects the Woodmen/Academy corridor to the North Nevada corridor and University Village. The property has easy access to I-25 and visibility from the freeway.

The owners recently completed a zoning change, giving you a long list of development options including office buildings, retail shops, townhomes, and self-storage. Call for more information or to schedule a time to walk the land together.

Highlights

- Mixed-Use Land Near I-25 with Easy Access to both Woodmen and N Nevada Interchanges
- Level Ground with Curb/Gutter where N Nevada becomes Dublin Blvd
- Suitable for Office, Retail, Multi-Family, Self-Storage, and Many Other Options
- Potential for Signage Visible from I-25
- Near UCCS, University Village Shopping Center, and USAFA

View Property Video

Property Details

Sale Price	Lot Size	Zoning
$1,150,000	2.932 Acres	MX-N

Rev: November 5, 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.

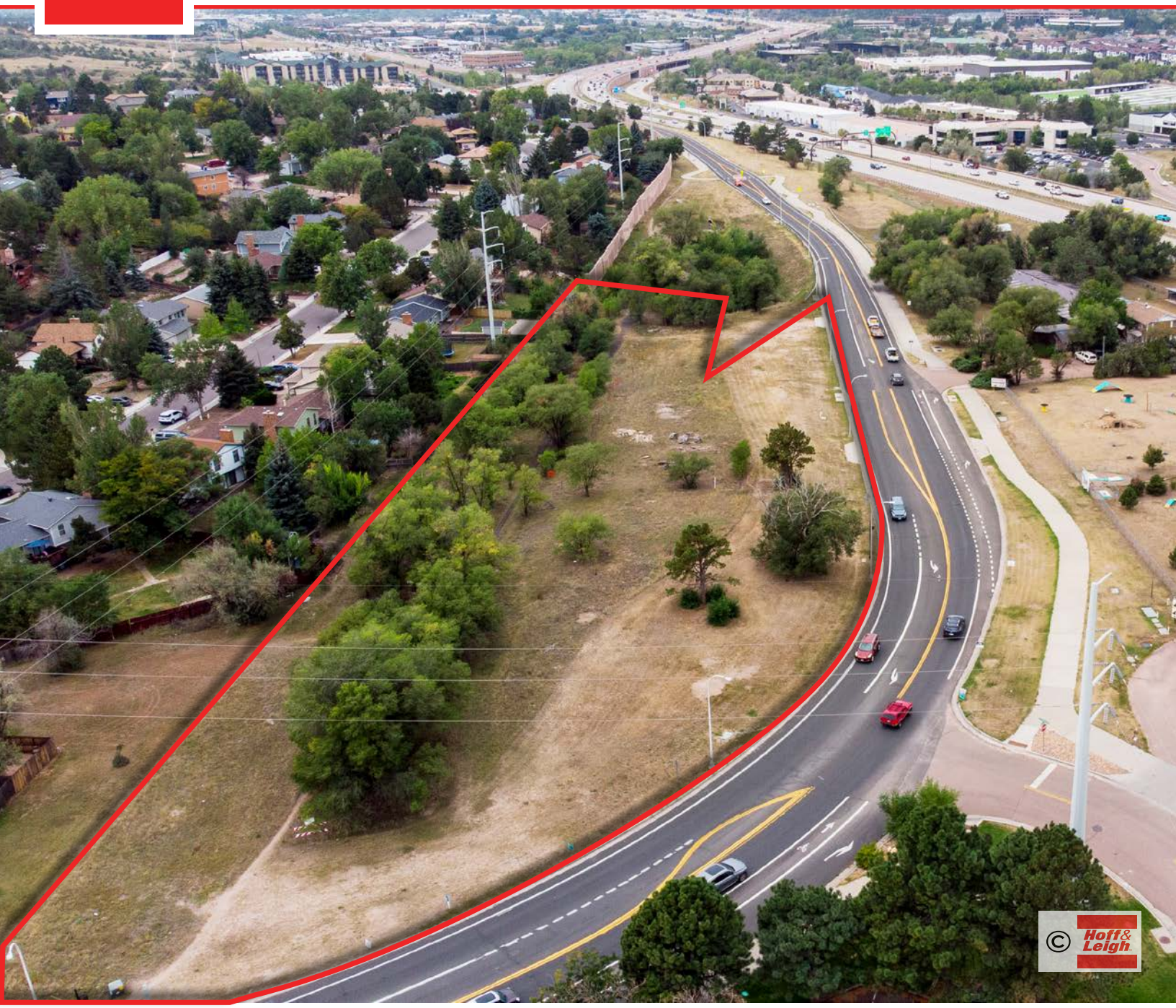


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DEMOGRAPHICS

76,625
Population

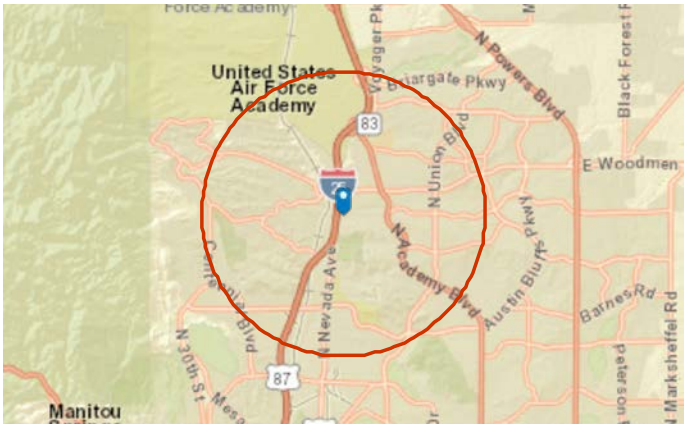
38.5
Median Age

2.4
Average Household Size

$91,454
Median Household Income

TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
Dublin Blvd	4,735	0.0
Dublin Meadows	12,829	0.0
Dublin Blvd	1,426	0.1
Pulpit Rock Dr	12,902	0.1
Mark Dabling Blvd	5,700	0.3



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