

Prime Development Land for Sale

SE CORNER DUBLIN BLVD AND NORTH NEVADA AVE, COLORADO SPRINGS, CO 80918



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

Property Details

Sale Price

■ \$1,150,000

Lot Size

■ 2.932 Acres

Zoning

■ MX-N

Rev: October 2, 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.



Brett Ogden

C: 719.237.1714

O: 719.630.2277

BOgden@HoffLeigh.com

Jason Daniels

C: 719-999-8909

O: 719-999-8900

Jason.Daniels@FinchandGable



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