

OFFERING MEMORANDUM PIONEER PLAZA LAND

1109 N CIRCLE DRIVE // COLORADO SPRINGS, CO 80909



Listed in conjunction with licensed
Colorado Real Estate Agent:

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Crosbie Real Estate Group, LLC

Brandon Goodman
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Owner/Agent

Nate Monson
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PIONEER PLAZA

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Colorado Springs, CO 80909

PREPARED BY

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DISCLAIMER

On behalf of Colliers International of Utah, Crosbie Real Estate Group, LLC (the “Agent”) has been engaged as the exclusive Colorado sales representative for the sale of the Property located at 1109 N Circle Drive, Colorado Springs, CO (the “Property”) by The Retail Group or ‘Ownership’ (the “Seller”).

The Property is being offered for sale in an “as-is, where-is” condition, and the Seller and the Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include confidential information and are being furnished solely for the purpose of review by prospective purchasers (“Purchasers”) of the interest described herein for which it shall be fully and solely responsible. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with the Agent as a “Registered Potential Investor” or as a “Buyer’s Agent” for an identified “Registered Potential Investor”.

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The Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from the market for sale at any time and for any reason without notice, to reject any and all expressions of interest or offers regarding the Property, and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Agent is not authorized to make any representations or agreements on behalf of the Seller. The Seller shall have no legal commitment or obligation to any recipient reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions required under the contract for title to pass from the Seller to the buyer have been satisfied or waived.

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Circle Dr - ADT 27,939


COMING 2025

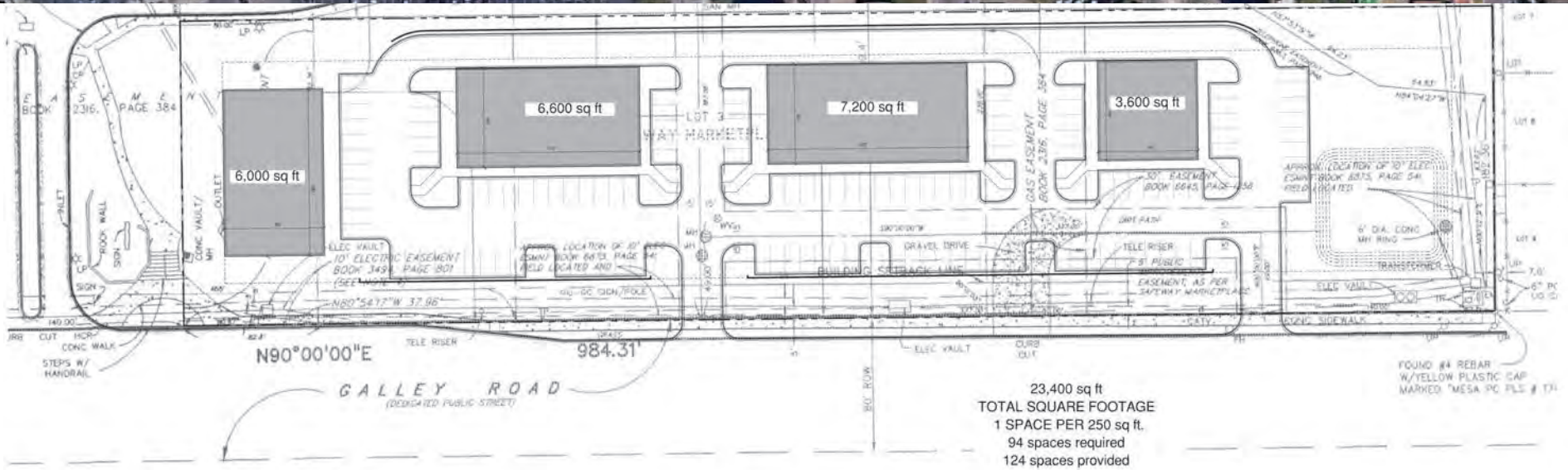




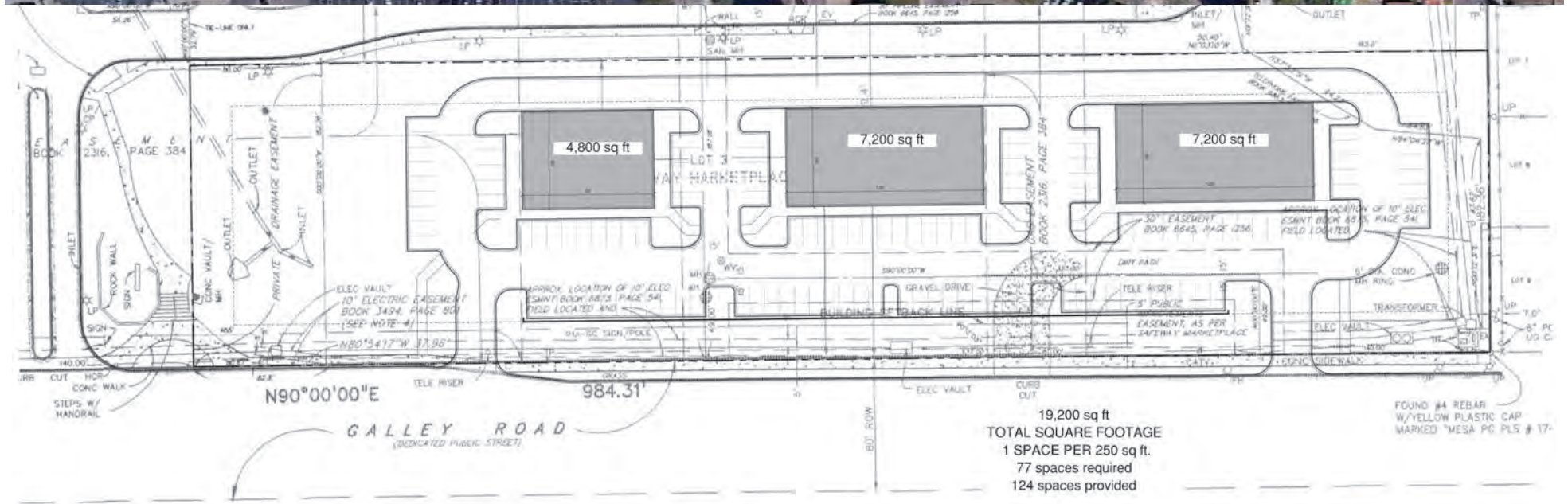
3.31
Acres

Galley Rd - ADT 17,423

PROPOSED BUILDING SITE PLAN 1

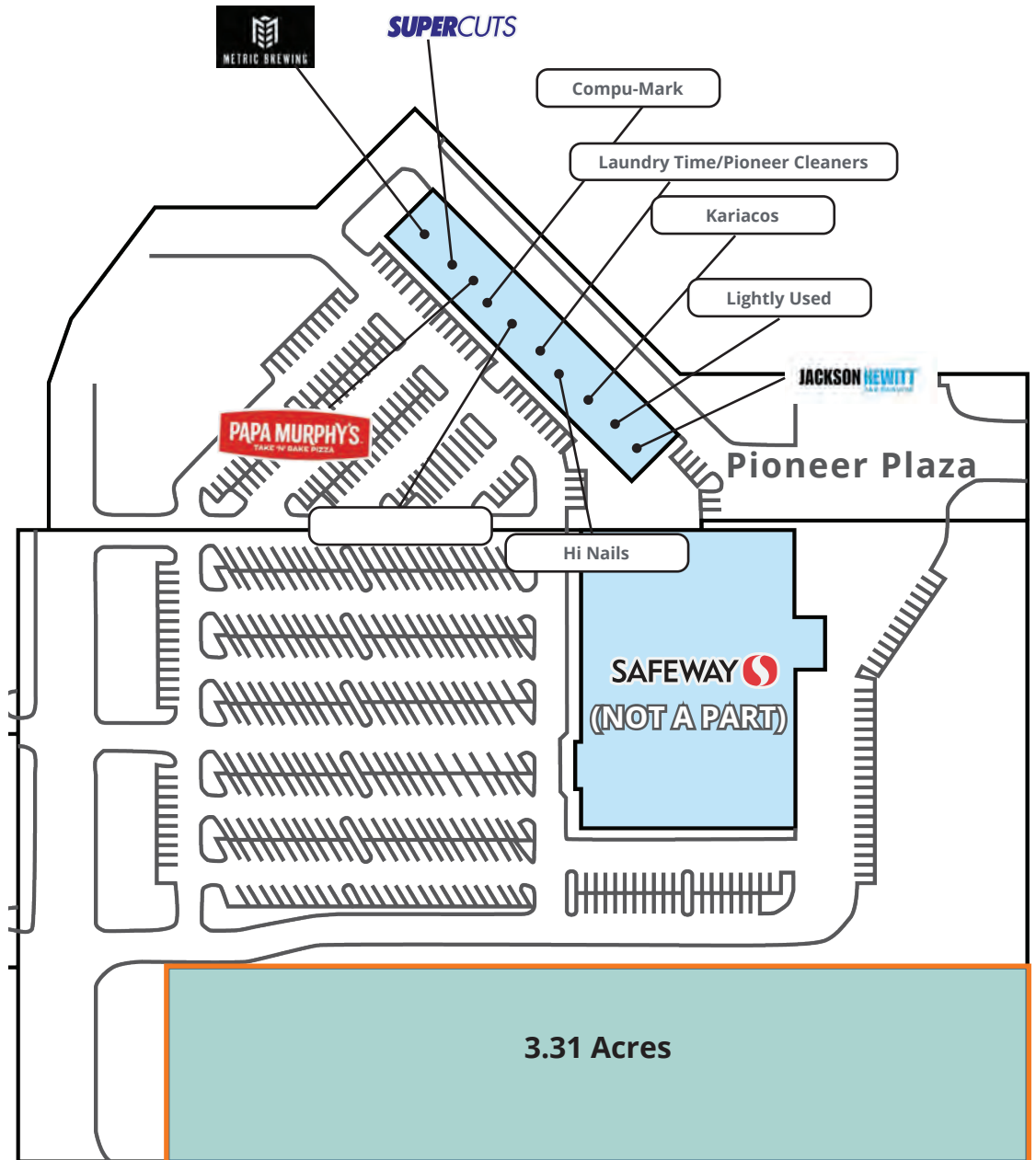


PROPOSED BUILDING SITE PLAN 2



SITE PLAN

Listing Price	Call for Pricing
Land Size	3.31 Acres
Zoning	MX-M CU
Parcel #	64102-13027
Potential Use	Retail Development Land





Galley Rd - ADT 17,423

Circle Dr - ADT 27,939

PYLON SIGN

3.31 Acres

SAFEGWAY
(NOT A PART)

ACE
Hardware

Pioneer Plaza





MIXED USE ZONING INFORMATION

MX-M CU

Dwelling, Single-family Attached

Dwelling, Multi-family

Dwelling, Live/Work Unit

Group Cooperative Living

Group Living Residence, Small

Group Living Residence, Medium

Group Living Residence, Large

Human Services Establishment, Small

Human Services Establishment, Medium

Human Services Establishment, Large

Adult or Child Day Care Center, Large

Adult or Child Day Care Center, Small

Club, Lodge, and Service Organization

Funeral Services

Hospice

Hospital

Human Services Shelter

Library, Museum, or Cultural Facility

Park

Public Safety Services

Religious Institution

School, Elementary or Secondary

School, Higher Education

Agricultural Sales and Service

Greenhouse

Small Animal Clinic

Urban Agriculture

Adult Entertainment

Alcohol Production Uses

Bar

Bed and Breakfast

Campground or Recreational Vehicle Park

Commissary Kitchen

Hotel or Motel

Restaurant

Rooming or Boarding House

Entertainment or Recreation, Indoor

Stadium or Auditorium

Construction Sales and Services

Self-storage

Medical Office

Office

Vocational or Skills Education

Adult Retail

Commercial Center

Liquor Sales

Personal or Business Service, Large

Personal or Business Service, Small

Retail Sales, Large

Retail Sales, Medium

Retail Sales, Small

Light Vehicle Staging Area

Parking Lot

Parking Structure

Transit Station

Utility, Minor

WCF, Eligible Facility Request

WCF, Roof/building mount on multi-family, institutional or nonresidential buildings

WCF, Small Cell Facility

WCF, Stealth Freestanding Facility

Fuel Dispensing Station

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