Old Meridian Rd & Chicago Ave. - Falcon
.81 Acres of Commercial Land for Sale

Looking to the north from Old Meridian Rd. Chicago Ave. is unimproved and runs down the left (W) side of the parcel.

A rare flat commercial piece of land in Falcon. Zoned County CC, directly fronting on Old Meridian Road just west of the intersection of US Highway 24 next to Farmers State Bank (at 7025 Old Meridian). Also next to the new library and Fire Department. Lot is 37,588 Square Feet. Utilities to the street in front of the land and preliminary work done to obtain water and sewer. Preliminary commitment from Woodmen Hills Metro District. Some preliminary work done for a mixed use retail project.

Details:
♦ Land 0.81 acres - 35,338 square feet.
♦ El Paso County Zoning is CC (community commercial)
♦ El Paso Parcel # 53121-11-004
♦ On High Traffic Old Meridian Road at US Highway 24
♦ Rectangular and flat land, Appx. 200’ x 190’
♦ Utilities in the street. Land is unplat- ted.
♦ Several new buildings going up in 2019 in the immediate area.
♦ County has plans for significant road improvements to Old Meridian Road.

PRICE: $450,000 ($12.73/SF)
Cash to Seller

Intersection and light at Old Meridian Rd. and US Highway 24. This view looks east from the Lot.
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