

# FOR SALE

## 9359 Bandley Drive



Positioned in the heart of southern El Paso County, 9359 Bandley Drive in Fountain offers a rare combination of visibility, accessibility, and regional connectivity. The site sits directly along the Interstate 25 frontage, giving it true highway presence and immediate exposure to one of Colorado's primary north-south transportation routes.

This strategic location places the property squarely between Colorado Springs and Fountain, allowing businesses to draw from both markets while remaining just minutes from each. Bandley Drive itself functions as a frontage road paralleling I-25, reinforcing seamless access to major interchanges and surrounding commercial corridors.

Equally important, the site benefits from immediate proximity to Fort Carson—one of the region's largest economic drivers—making it especially attractive for logistics, defense-related users, and service-oriented businesses. With direct highway access, strong traffic exposure, and a location embedded in a growing industrial corridor, 9359 Bandley Drive stands out as a highly connected and strategically positioned opportunity in the Southern Colorado market.

## 7+ ACRES

## SALE PRICE: \$2,250,000

ALTITUDE PROPERTIES



AT RE/MAX REAL ESTATE GROUP

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# PROPERTY HIGHLIGHTS

## ZONING: LI (LIGHT INDUSTRIAL)

### TRAFFIC COUNTS:

46,000+ Vehicles Per Day

### MINUTES TO DOWNTOWN SPRINGS:

15 minutes

### MINUTES TO FORT CARSON:

12 minutes

### MINUTES TO PUEBLO:

31 minutes



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