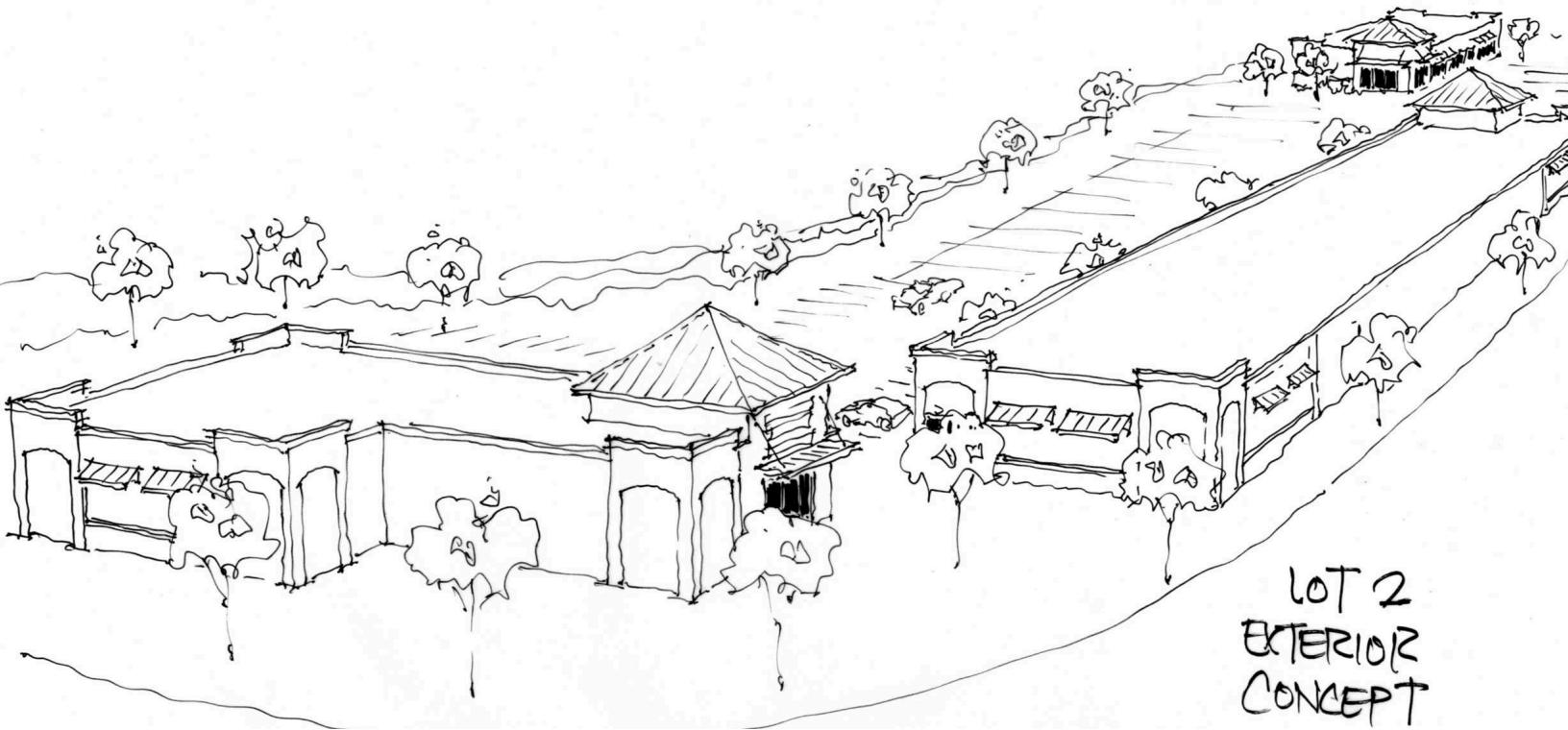


PARCEL FOR SALE, GROUND LEASE, BTS, JV

# 7159 & 7219 Bandley Dr.

FOUNTAIN, CO



## PROPERTY SUMMARY

### PARCEL FOR SALE

**\$2,082,170.00 (10.00/SF)**

AVAILABLE ACRES: 4.78

DIVISION INTO 1AC LOTS \$15/SF

ZONING: RC

ADDRESS: 7159 BANDLEY DR

- Terrific Hotel Site, Travel Plaza, or Restaurant
- Nearby Retailers: Camping World, A Better Self Storage, Love's Travel Stop
- Bandley Dr: Access directly from I-25 & Fort Carson; Visibility from I-25 & HWY 16

## PROPERTY SUMMARY

### DRIVE TIME - MINUTES:

	5 MIN	10 MIN	15 MIN
2024 Est. Population	125	35,096	160,701
2024 Est. HHs	43	12,216	59,403
2024 Est. Avg. HH Income	\$77,956	\$92,036	\$93,389

### RADIUS - MILES:

	1 MILE	3 MILES	5 MILES
2024 Est. Population	5,709	49,167	124,538
2024 Est. HHs	2,100	15,506	39,723
2024 Est. Avg. HH Income	\$83,793	\$97,463	\$95,942

**DAILY TRAFFIC VOLUME ON HWY 16 : 34,000 VEHICLES**

**DAILY TRAFFIC VOLUME ON I-25 : 37,000 VEHICLES**

Source: Esri, Esri-Data Axle, U.S. Census, Traffic Data: 2024 Kalibrate Technologies



**Craddock  
Commercial**  
Real Estate LLC

**Matt or Mike Craddock**

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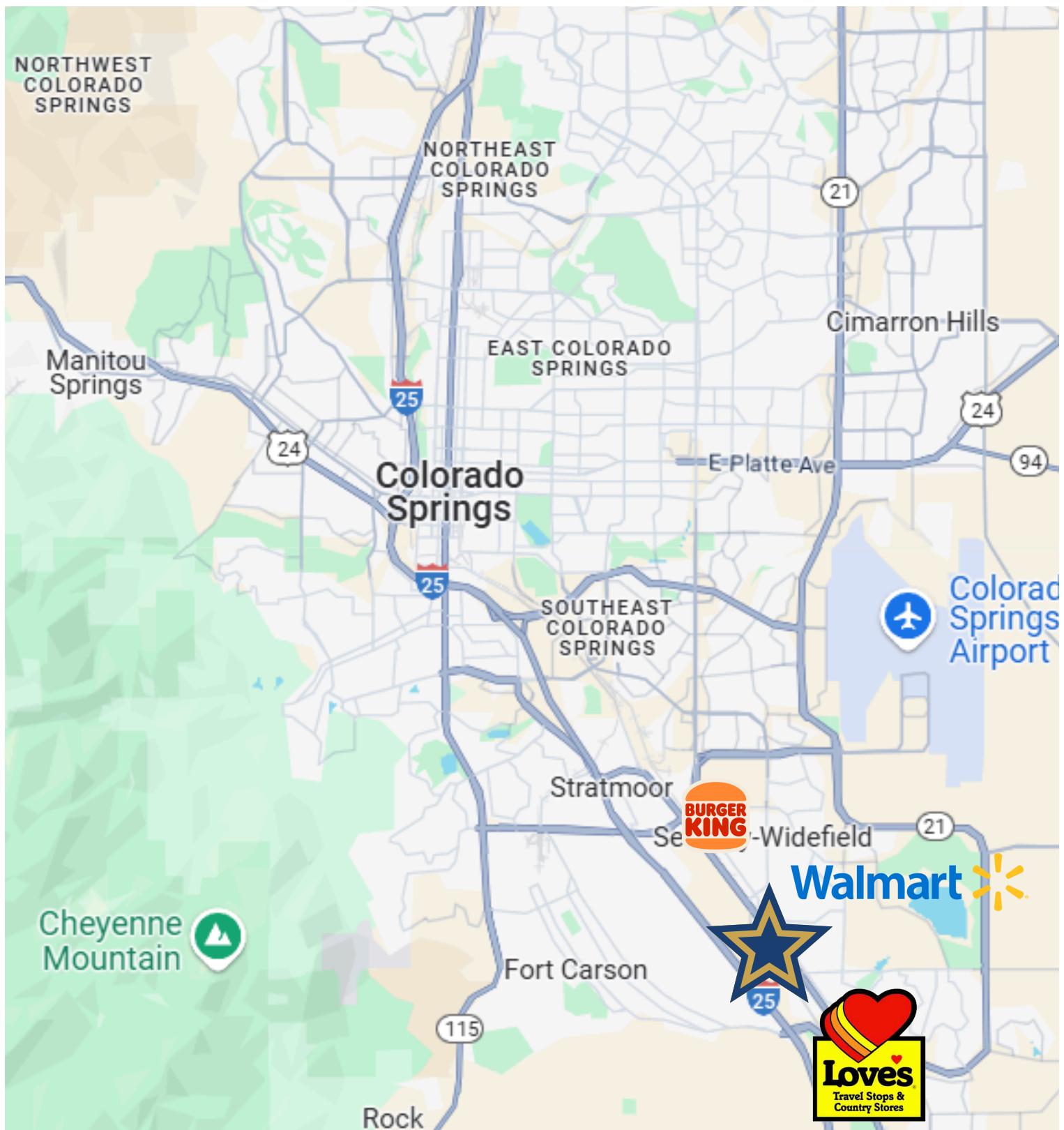
## SITE PLAN & GALLERY

# PARCEL FOR SALE, GROUND LEASE, BTS, JV

Bandley Dr., Fountain, Colorado



## SURROUNDING AREA



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