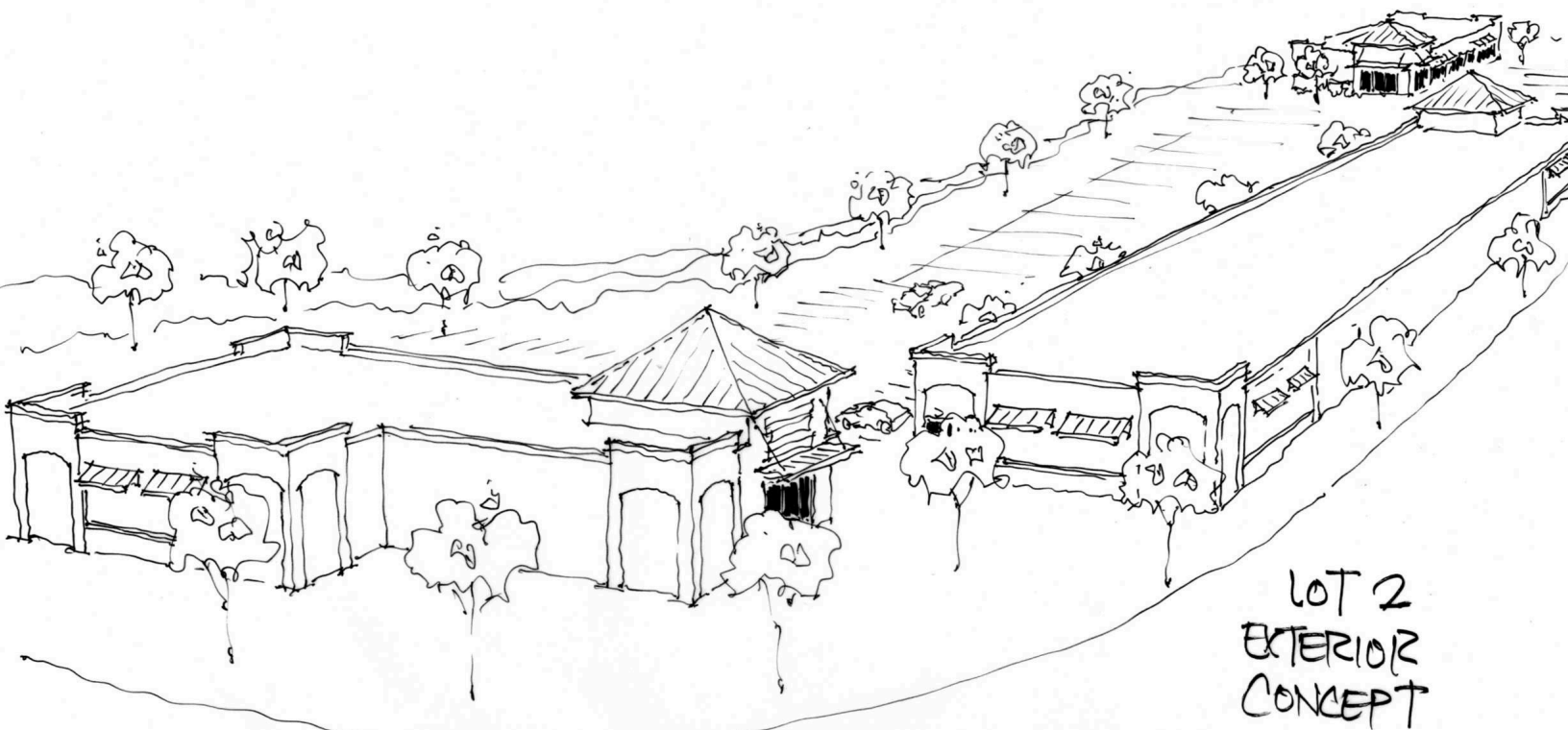


PARCEL FOR SALE, GROUND LEASE, BTS, JV

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

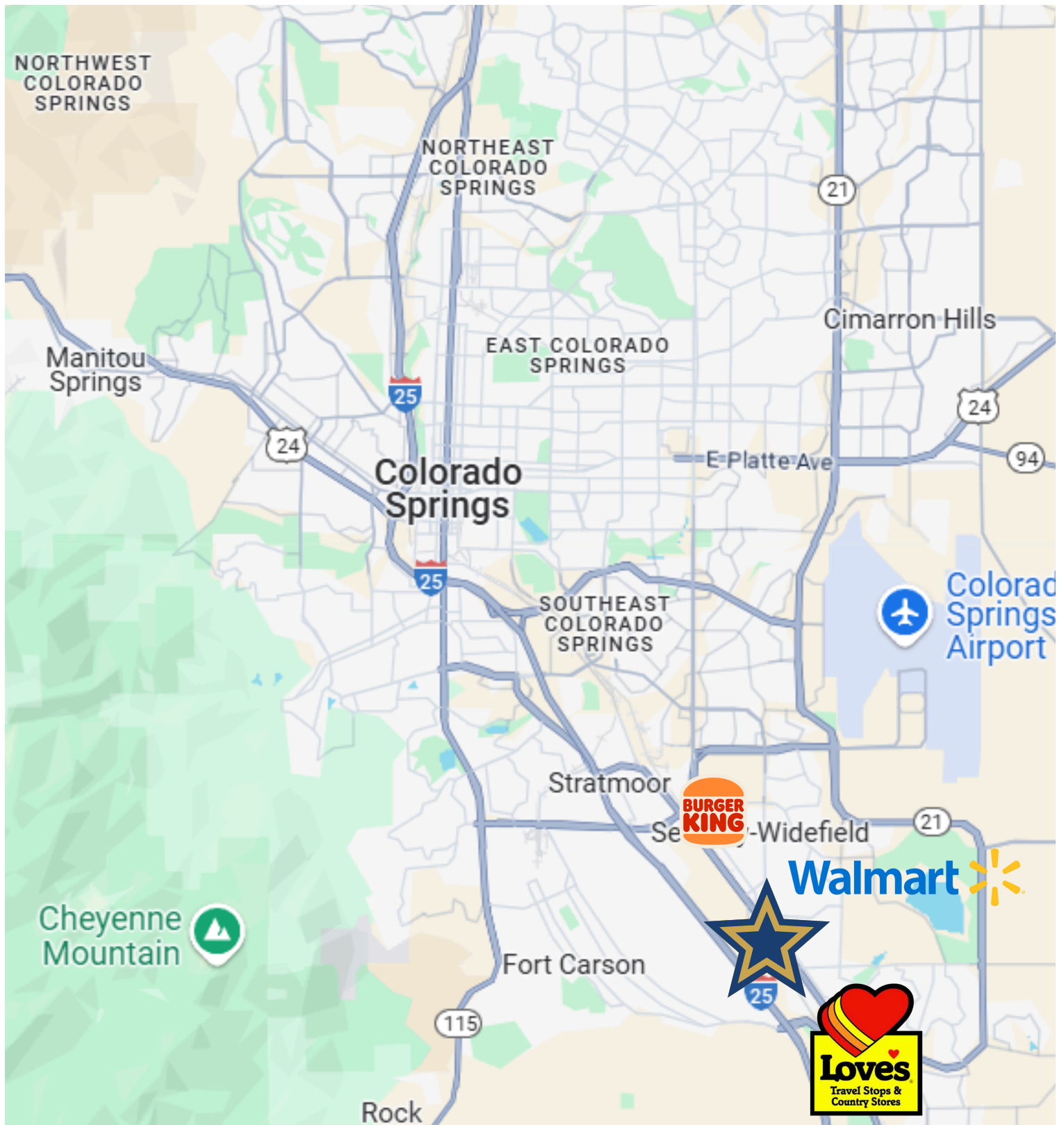
matt@craddockcommercial.com

mike@craddockcommercial.com

719.630.2233 | craddockcommercial.com

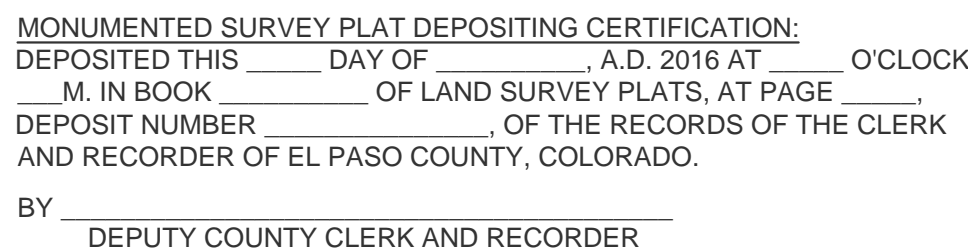


SURROUNDING AREA



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Colorado Springs, CO 80903
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Matt or Mike Craddock
matt@craddockcommercial.com
mike@craddockcommercial.com



NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

CRADDOCK DEVELOPMENT