

▼ Gateway Center ▲

Fully Developed, Ready-to-Build Retail Lots for Sale

Southern Colorado Springs / Greater Fountain Valley Trade Area



Ideal For Restaurants, Retail, Bank, Medical, Hotel, Office Building & Military Contractors

Features

- ▶ Perfect for another hotel or restaurant
- ▶ High Visibility Location | Easy Access to I-25
- ▶ Fully Developed | Ready to Build
- ▶ All Utilities Installed | Many Retail Uses
- ▶ Colorado Enterprise Zone Tax Benefits
- ▶ Closest Retail Center to the Fort Carson Main South Gate 20

Benefit from High Business Volume:

- ▶ Love's Travel Center
- ▶ KOA Holiday (Colorado's largest RV Park with 239 sites)
- ▶ Windish RV
- ▶ Microtel Hotel (63 rooms)
- ▶ Fountain Valley Trade Population 105,000+
- ▶ Fort Carson (largest employer in Colorado, currently 26,500 active-duty troops, 40,000 dependents)



Offered By: **Audrey Beckett**
Commercial Investment Realty &
Beckett Development
Audrey@beckettdevelopment.com
Cell (719) 499-1953

Available Lots for Sale

Lot 4A	35,000 SF \$455,000 (\$13.00 PSF)
Lot 5A	38,000 SF \$495,000 (\$13.00 PSF)
Lot 6A	77,319 SF \$995,000 (\$12.86 PSF)