

# Land For Sale

7250 US Hwy 85/87  
Fountain, CO 80817



## LAND FEATURES

Property Size	3 Acres
Sale Price	\$16.00 PSF
Zoning	C1
Schedule #	6524400086

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2020 Population	8,169	53,240	109,002
Households	2,939	18,382	34,672
Avg HH Income	\$63,712	\$75,921	\$72,182

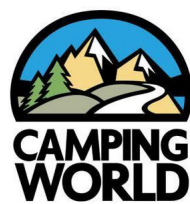
### PROPERTY IN FOUNTAIN

3 acres of land located right off of US Hwy 85/87 and Southmoor Dr. Easy access to Mesa Ridge Pkwy and close to I-25. Possible uses include Mobile Home Park, Self Storage Units, Landscape Supply Business, and Uncovered Storage. Located close to Fort Carson and the following retailers:

## Combined Traffic Count

US Hwy 85/87 / Southmoor Ln NW	20,279 VPD
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\*Sourced by CoStar



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