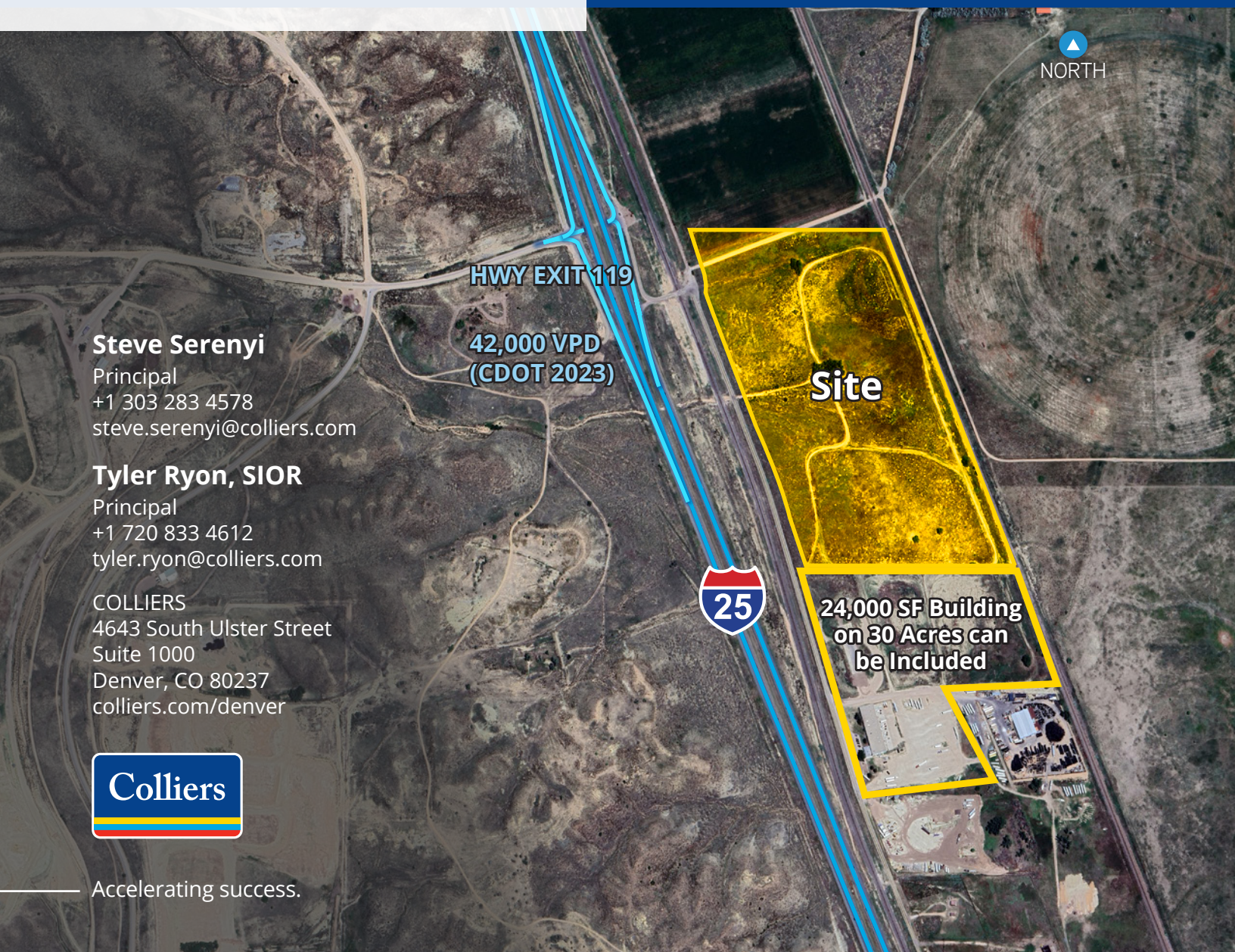


For Sale

49.45 Acre Site
I-2 Zoning & I-25 Visibility!

19701 Wigwam Rd.
Fountain, CO 81008



Steve Serenyi

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steve.serenyi@colliers.com

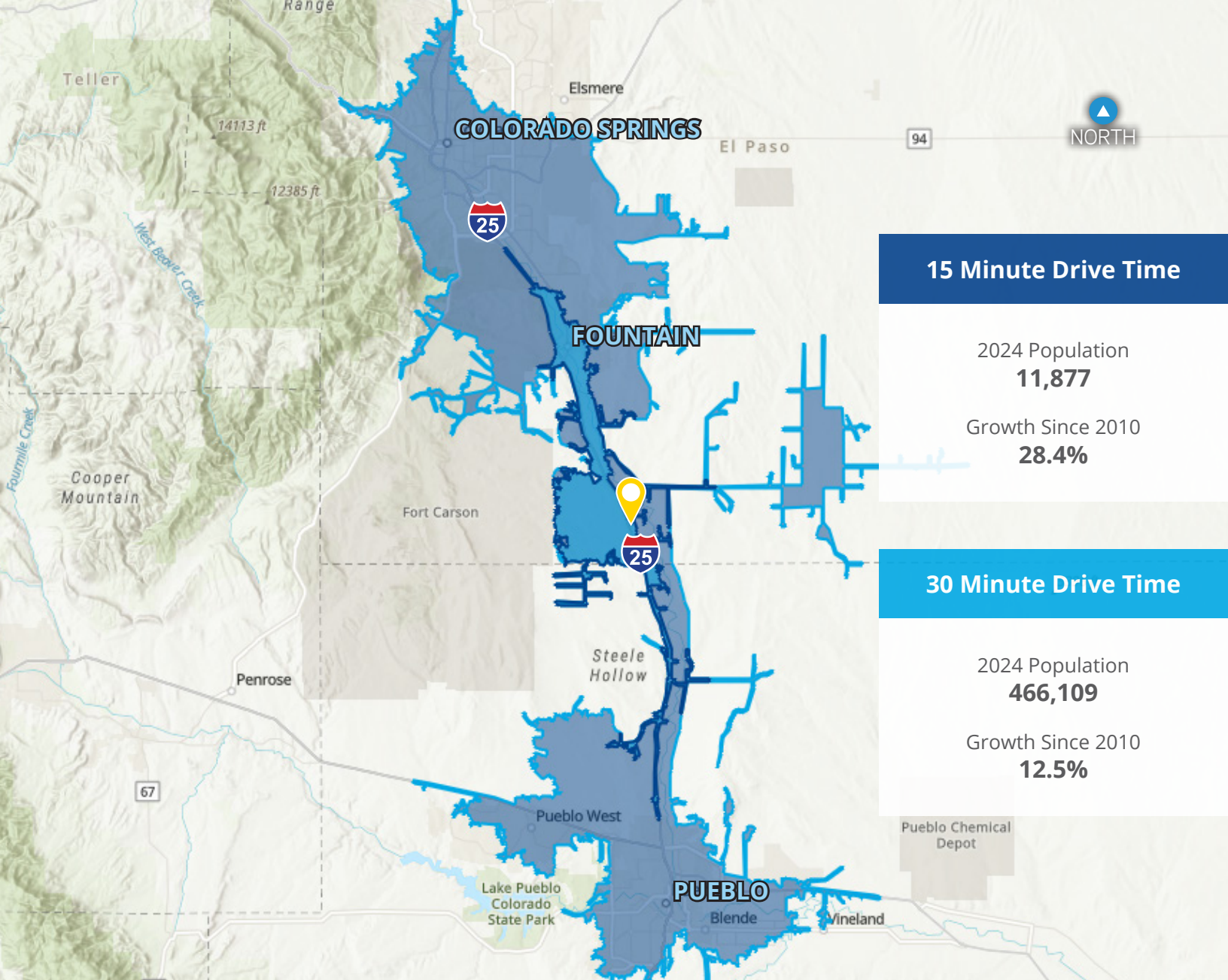
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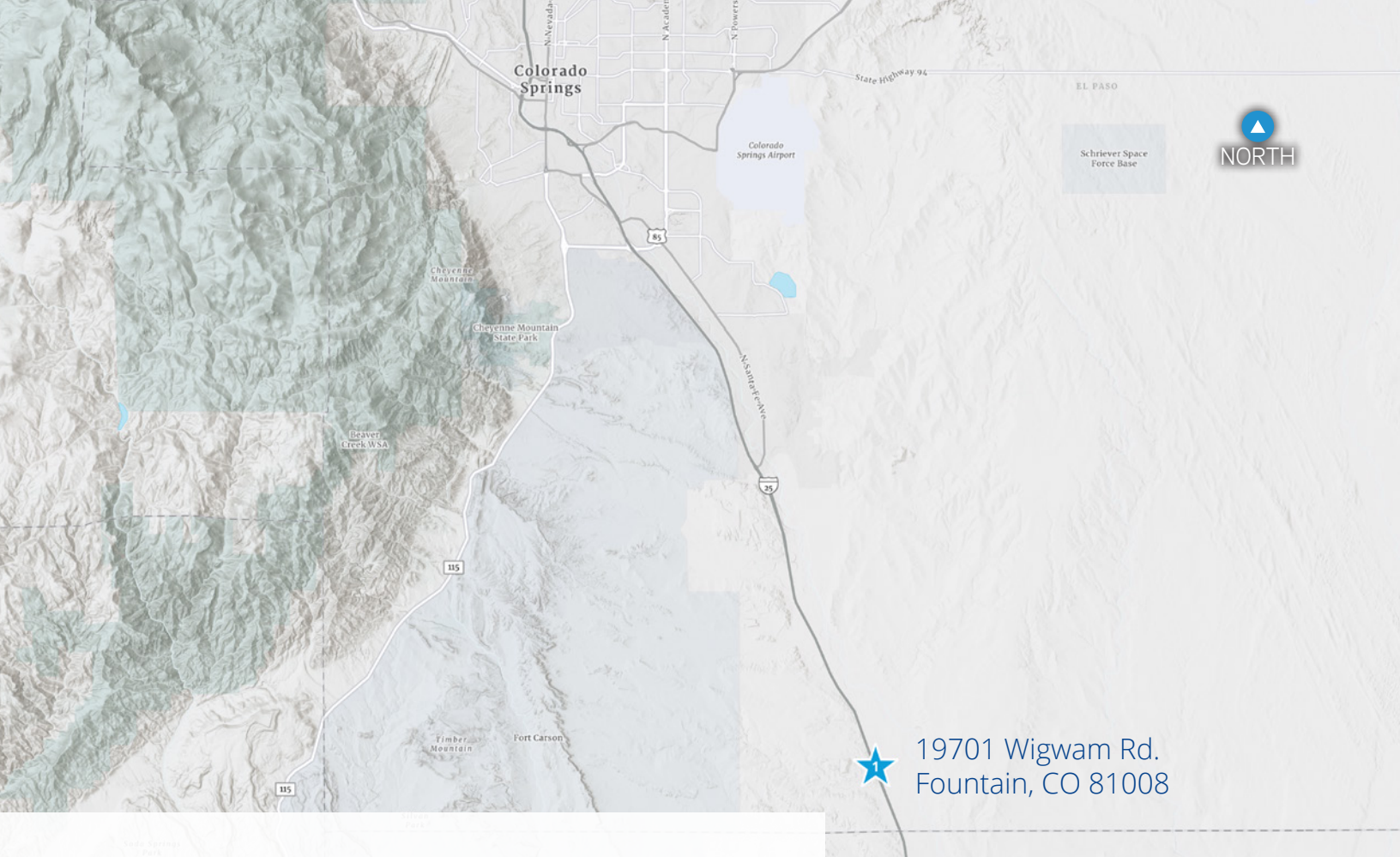


Accelerating success.



Demographics

| | 15 Minute Drive Time | | 30 Minute Drive Time | |
|-------------------------------------|----------------------|-------------------|----------------------|-------------------|
| Blue Collar Labor Pool | 1,139 | | 44,992 | |
| Projected Blue Collar Labor by 2029 | 1,157 | | 46,013 | |
| Average Household Income | 2024 \$95,096 | 2029 \$117,495 | 2024 \$89,498 | 2029 \$105,742 |
| Projected Population Growth by 2029 | % 1.6% | People 188 | % 2.3% | People 10,573 |



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Site Specifics

- Price: \$1,300,000 or \$0.60/SF
- Land Area: 49.45 Acres Total
- Zoning: I-2
- City/County: Unincorporated
- Taxes: \$2,543 (2024); 58.774 Mill Levy
- Schedule Number: 57000-00-118
- Water: TBD
- Power: Mountain View Electric

Highlights

- **Direct exposure** on I-25
42,000 VPD in 2023 (CDOT)
- **Quick highway access** to I-25
North / South bound
± 600 FT from property line
- **Location** is 23 miles south of
central Colorado Springs; 21
miles north of central Pueblo
- **24,000 SF** Building on 30
Acres to the South can be
Included



Brokerage
Disclosure



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