

For Sale

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

19701 Wigwam Rd.
Fountain, CO 81008

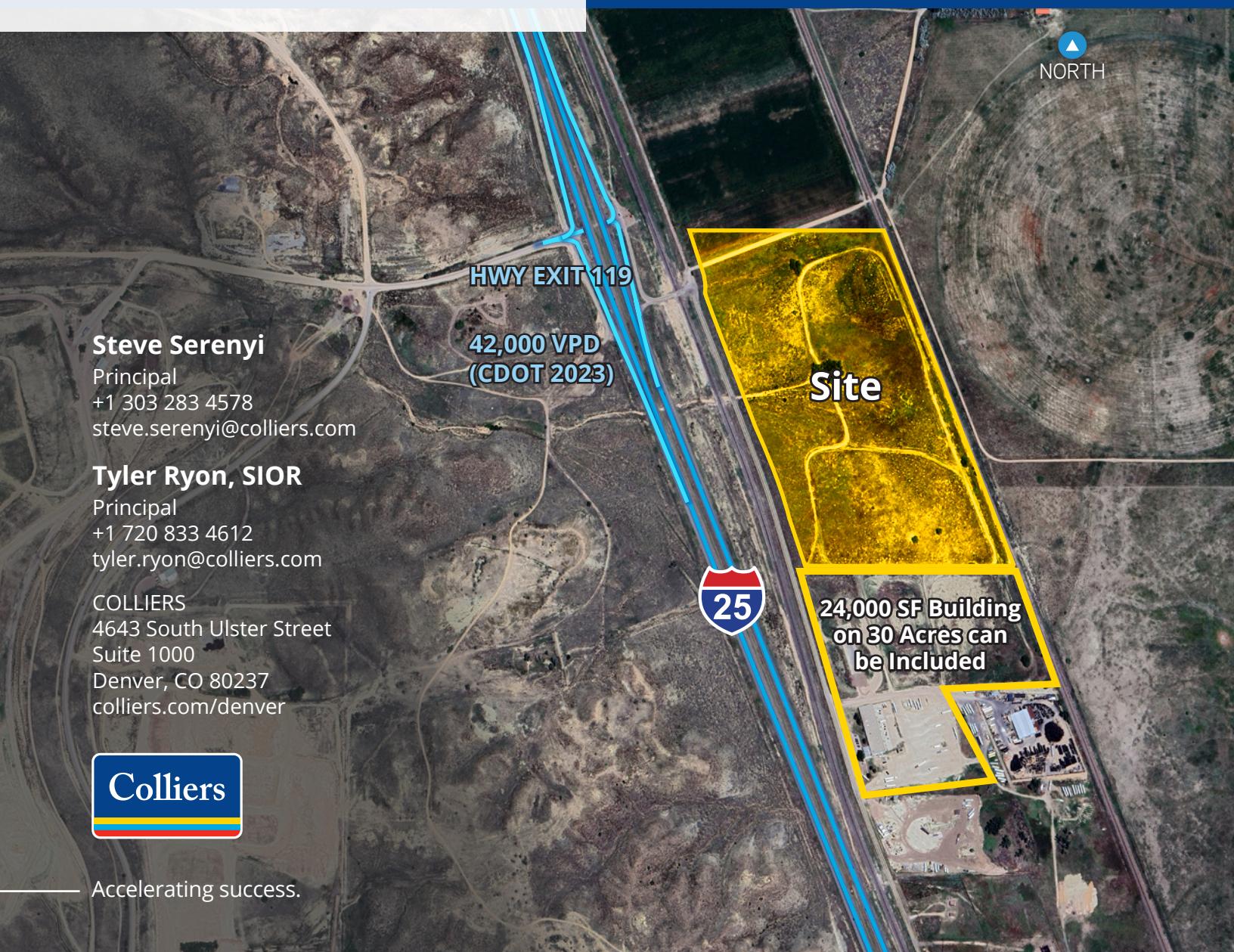
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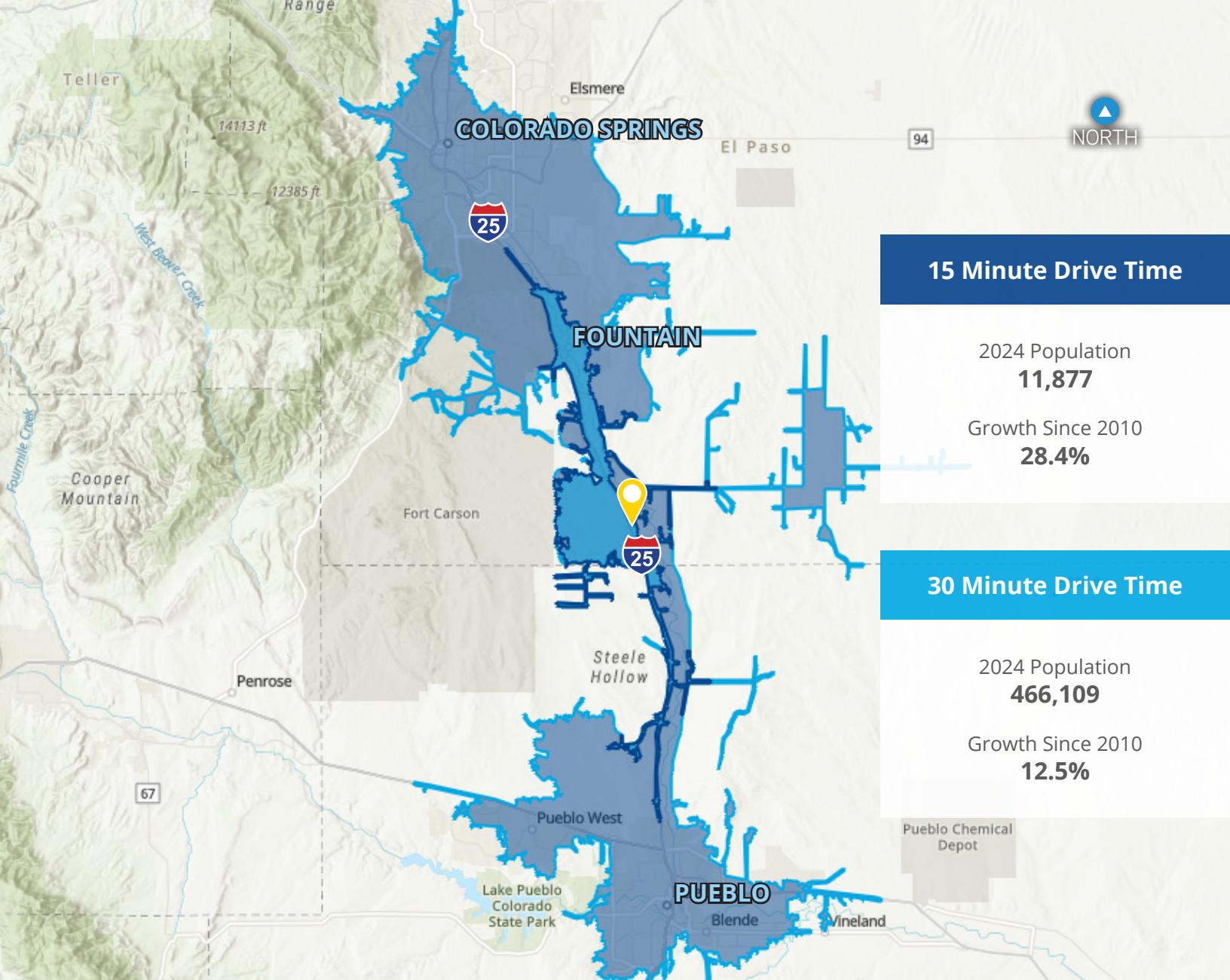
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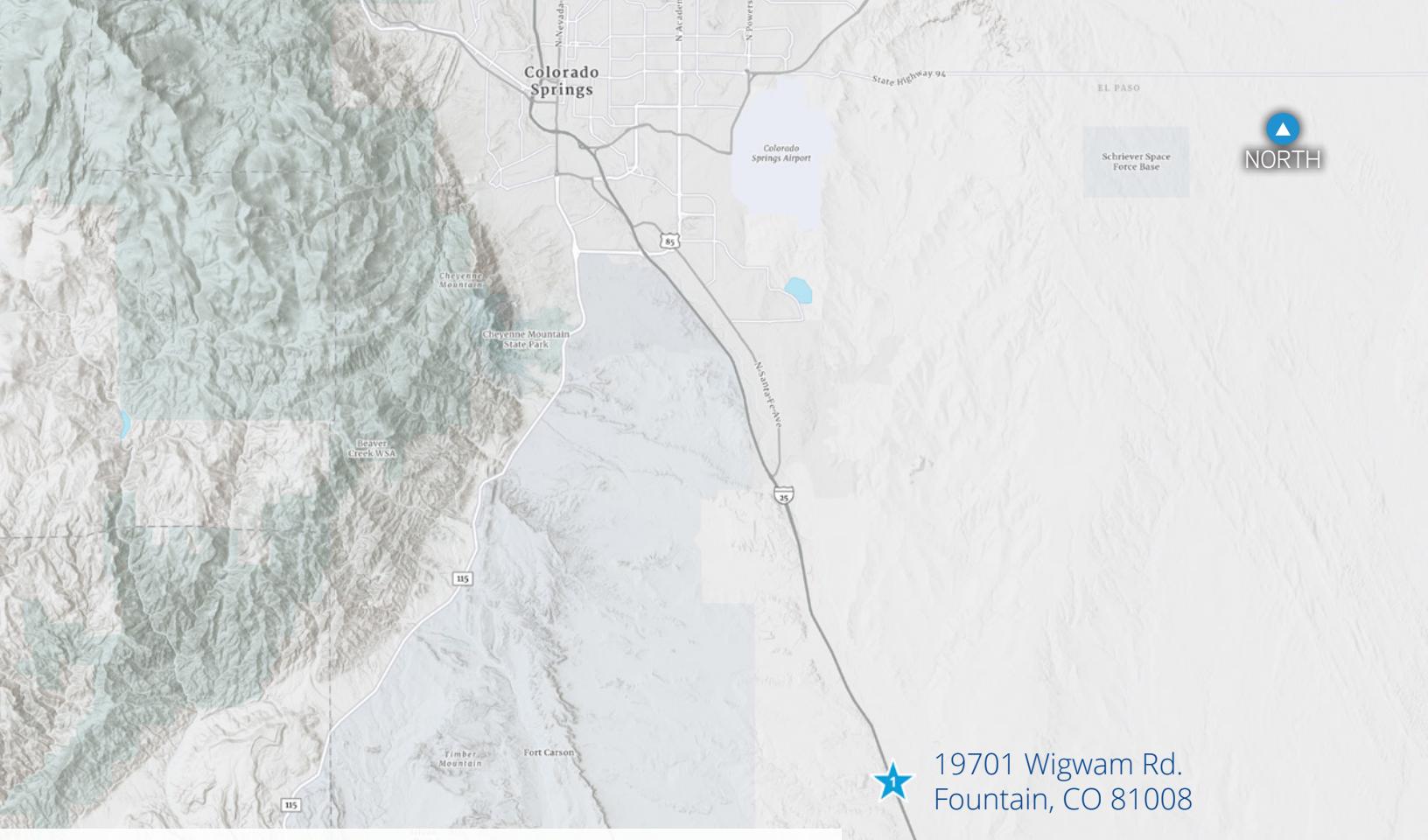
Accelerating success.





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



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

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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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