

FOUNTAIN LAND FOR SALE

Charter Oaks Ranch Rd, Fountain, CO 80817



- Excellent I-25 Visibility & Access
- Utilities Adjacent to Property
- ± 29 Acres of Industrial-Zoned Land
- City of Fountain
- Improvement District to Fund Infrastructure
- **SALES PRICE: \$2,400,000.00 (\$1.90 PSF)**

*Click Drone to View
Property Tour*



James E. Spittler, Jr. SIOR

Principal | Founder

+1 719 667 6877

spittler@highlandcommercial.com

Megan Mechikoff

Broker Associate

+1 812 525 6151

mmechikoff@highlandcommercial.com

NAI Highland, LLC
Commercial Real Estate Services. Worldwide
Two North Cascade Avenue, Suite 300
Colorado Springs, CO 80903
+1 719 577 0044
www.highlandcommercial.com
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DEMOGRAPHICS (2023)



Population



Households



Avg HHD Income



Avg Home Value



Businesses



Employees

1 Mile Radius	3,268	1,340	\$56,343	\$227,122	147	1,431
3 Mile Radius	26,662	9,212	\$81,706	\$273,493	442	4,169
5 Mile Radius	55,150	18,389	\$82,360	\$272,890	1,484	10,006

TRAFFIC COUNTS



49,673 Vehicles Per Day

I-25 & S Santa Fe Ave (Southeast)

NAIHighland

Scan to View
Listing on Our
Website



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