

SURPLUS CORPORATE LAND FOR SALE

Fountain Business Park

702 BANDLEY DR., FOUNTAIN, CO 80817



Property Description

FOUNTAIN BUSINESS PARK offers up to 48.62 acres of surplus corporate land available for sale. The property is strategically located in Fountain, CO, approximately 12 miles south of Colorado Springs, with immediate access and visibility to Interstate 25.

The property is located within the Pikes Peak Enterprise Zone and Bandley Urban Renewal Area providing special tax incentives, credits, and tax increment financing. The property zoning allows for a multitude of industrial uses including yard uses.

Property Summary

LAND AREA:	48.62 AC (2,117,887.20 SF)
SALE PRICE:	\$4.00/SF
ZONING:	PI (Planned Industrial District)
ACCESS:	I-25 via exits 128 and 132
PARCEL NUMBER:	El Paso County 55310-00-056
LEGAL DESCRIPTION:	Metes and bounds description (vacant and unplatted surplus land)



OLIVE

REAL ESTATE GROUP, INC.

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Aerial Map



UNIMPROVED LAND: +/- 48.62 acres, unplatted

UTILITIES/SERVICES: Water/Sewer - City of Fountain / Fountain Sanitation
Electricity/Gas - City of Fountain / Aquila
Telephone - Century Link
Fire Protection - City of Fountain

FLOOD STATUS: A portion of the surplus land is located in the FEMA 100-year flood plain.

ZONING: PI (Planned Industrial District, City of Fountain)

ENTERPRISE ZONE: Located within the Pikes Peak Enterprise Zone

- Investment Tax Credit: 3% of equipment purchases
- Job Training Tax Credit: 12% of qualified training expenses
- Vacant Building Rehabilitation Tax Credit: 25% of rehab expenditures (hard costs)
- Additional credits available, visit Pikes Peak Enterprise Zone site to learn more.

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