

# US-85 PAD SITE

FOUNTAIN, CO

Sale Price

**\$500,000**

Property Size

**48,000 SF**

Price PSF

**\$10.41**

## PROXIMITY

- » Address: 306 W Missouri Avenue - Fountain, CO 80817
- » Easy Access to I-25 & Downtown Fountain
- » Highly walkable intersection in a rapid growth area
- » 10 minutes from Downtown Colorado Springs
- » High visibility On US-Hwy 85 (10k VPD)

## AFFORDABILITY

- » Aggressively priced with developers in mind
- » Numerous City and County credits available
- » Assistance with development process via Fountain Urban Renewal Authority (FURA)



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