



Duckwood Rd & SH 85-87 NWC

Fountain, CO 80817

For more information:

Craig Anderson

Principal | Senior Broker

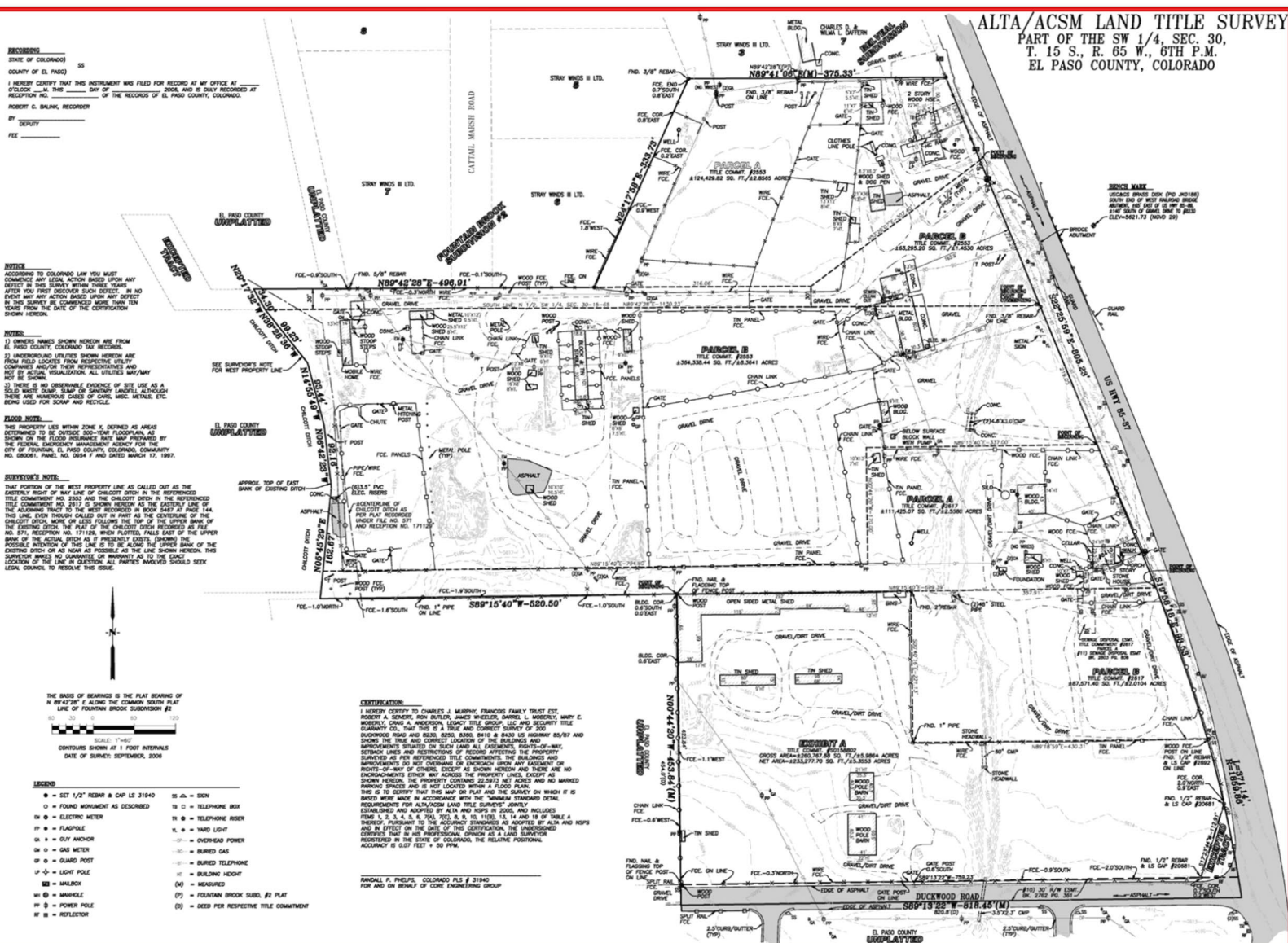
+1 719 667 6875

• andseron@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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Commercial Real Estate Services, Worldwide.

- **± 40.75 Acres of land fronting Hwy 85-87**
- **Backs to Fountain Regional Park**
- **Just Minutes to Fort Carson**
- **Can be Subdivided**



Parcel Map | Demographics

NAI Highland
Commercial Real Estate Services, Worldwide.

Population

1-Mile	3,306
3-Mile	47,199
5-Mile	84,961

Hhlds

1-Mile	1,110
3-Mile	16,268
5-Mile	27,753

Avg Hhld Income

1-Mile	\$81,448
3-Mile	\$80,757
5-Mile	\$82,533

Avg Net Worth

1-Mile	\$261,915
3-Mile	\$345,512
5-Mile	\$353,380

Median Home Value

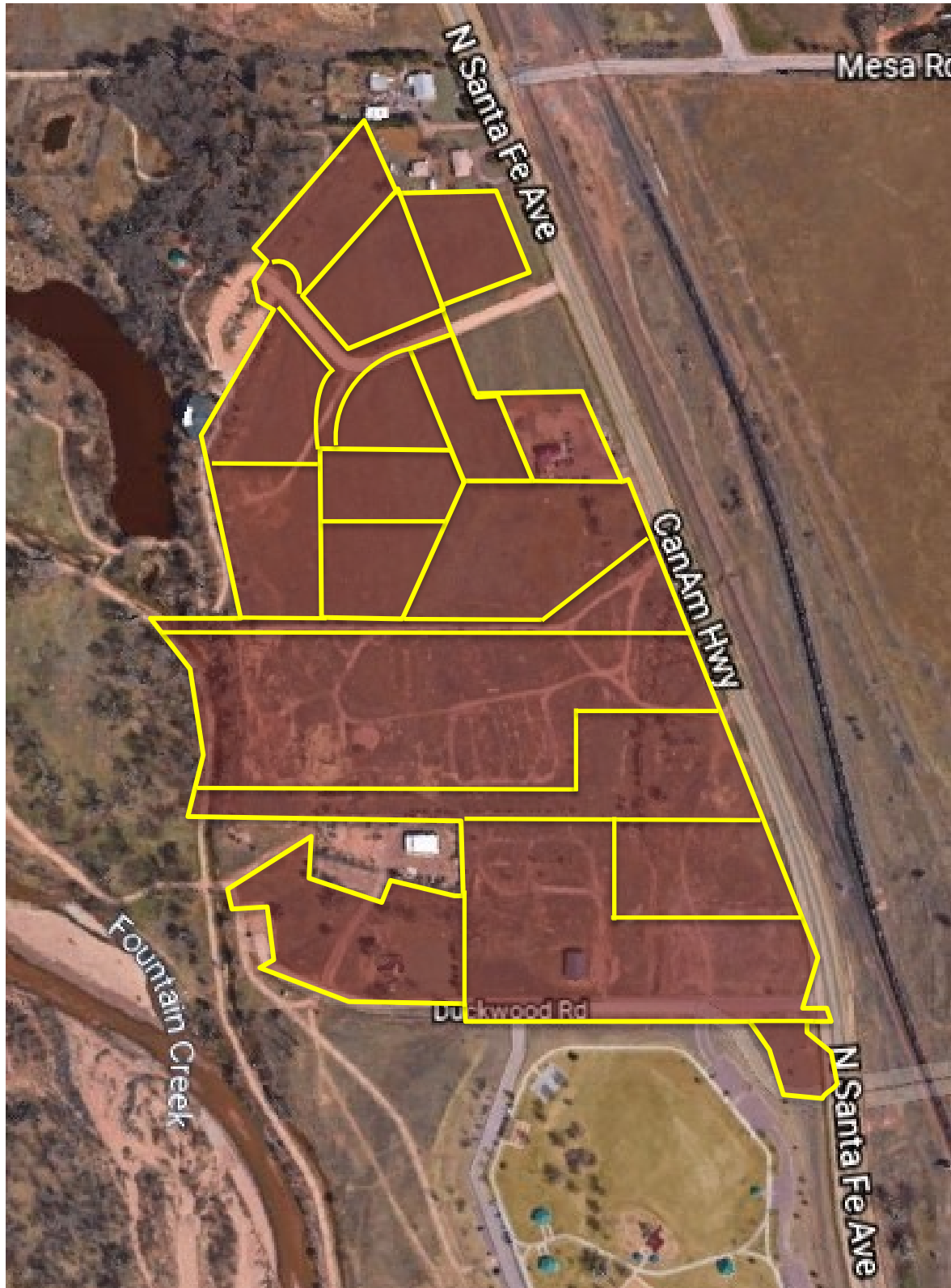
1-Mile	\$259,610
3-Mile	\$261,942
5-Mile	\$265,093

Businesses

1-Mile	132
3-Mile	819
5-Mile	1,600

Employees

1-Mile	1,321
3-Mile	6,185
5-Mile	11,736



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THIS STATEMENT WITH THE INFORMATION IT CONTAINS IS GIVEN WITH THE UNDERSTANDING THAT ALL NEGOTIATIONS RELATING TO THE PURCHASE, RENTING, OR LEASING OF THE PROPERTY DESCRIBED ABOVE SHALL BE CONDUCTED THROUGH THIS OFFICE. THE ABOVE INFORMATION WHILE NOT GUARANTEED WAS SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE.

Additional Info | Possible Uses



Possible Uses

- Apartments
- Condos
- Townhomes
- Patio Homes
- Senior Housing
- Storage
- Office
- Retail

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