

Prime Land For Sale + 40.75 Acres in Fountain, CO Multi-Family | Office | Retail



For more information:

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J 12/13/2022

Property Specifications/Site Plan



The Subject Property is planned for a mixed-use development to include office, retail, & Multi-family. The Property may be subdivided into smaller sites or sold as one parcel.

It fronts to Hwy 85-87, backs to open space & is directly adjacent to the Fountain Regional Park.

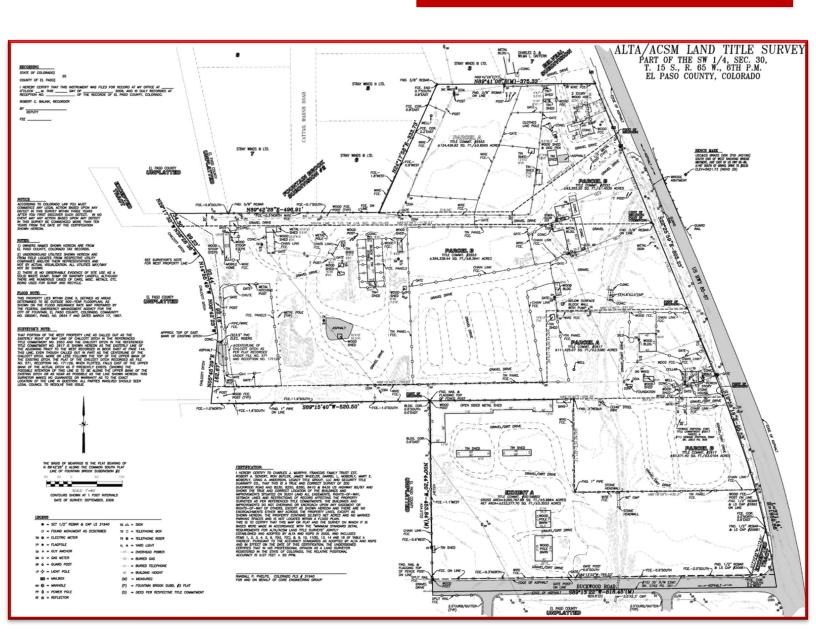
The 800-unit Crescent Canyon maser plan (Classic Homes) is across Hwy 85-87 to the east.

The property has two access points onto Hwy 85-87; Cattail Marsh Rd & Duckwood Rd. Both are scheduled to become signalized intersections.

Duckwood Rd is also being extended east across Hwy 85-87 & will be one of the primary east-west arterials in the Fountain area.

The intersection a Duckwood Rd & Hwy 85-87 at the property's southern boundary will be a high traffic intersection in Fountain, CO.

- ± 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



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

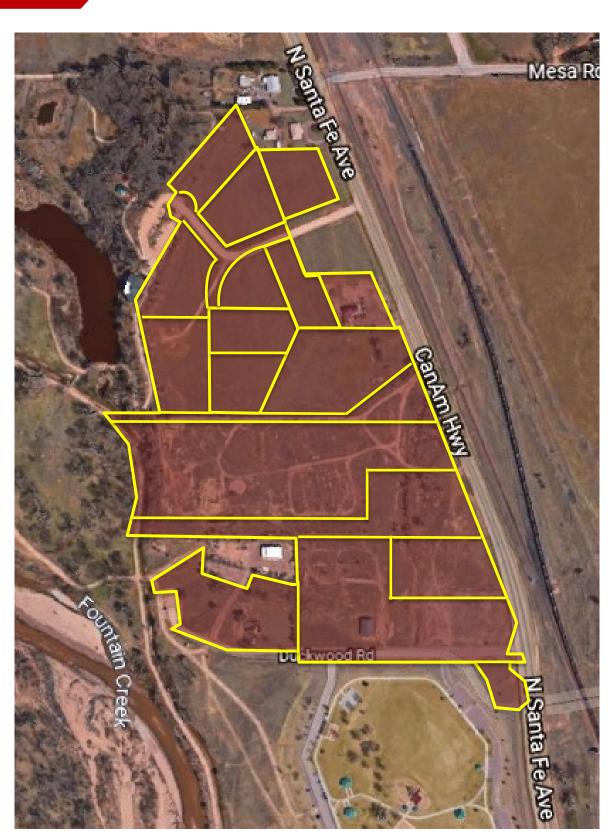
1-Mile \$259,610 3-Mile \$261,942 5-Mile \$265,093

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.



Possible Uses

- **Apartments**
- **Patio Homes**
- Office

- Condos
- Senior Housing
- Retail

- **Townhomes**
- Storage

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