

# FOR SALE - 48 ACRES

702 Bandley Drive, Fountain, CO 80817

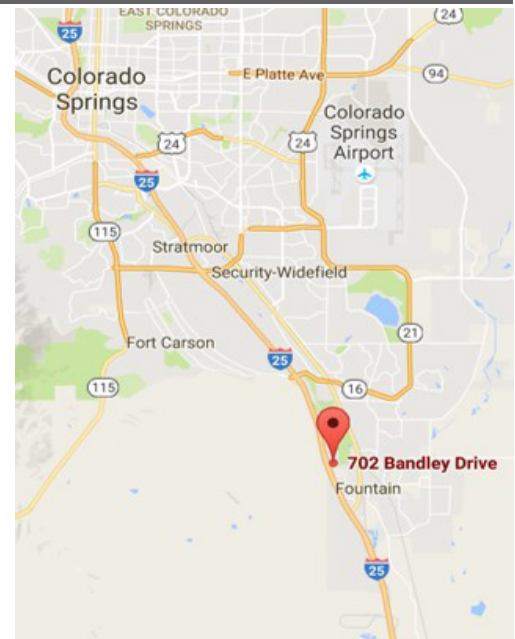


## FOUNTAIN BUSINESS PARK SURPLUS LAND



### PROPERTY OVERVIEW

- Location:** The 48 acre building site is strategically located in Fountain, Colorado, approximately 12 miles south of Colorado Springs, with immediate access and visibility to Interstate 25.
- Address:** 702 Bandley Drive, Fountain, CO 80817
- Land Site:** 48.62 Acres - 2,117,887.20 SF
- Access:** I-25 via exits 128 and 132
- Size:** 48.62 acres of additional developable land.
- Price:** \$2.00 PSF (\$4,235,774.00)
- Tax Schedule #:** El Paso County  
55310-00-056 (vacant, unimproved surplus land)
- Legal:** Metes and Bounds description (vacant and unplatted surplus land)



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## SITE SPECIFICATIONS

**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 to the north is located in the FEMA 100-year flood plain.

**Zoning:**

PI, Planned Industrial District, City of Fountain

**Enterprise Zone:**

- Located within 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)
  - More credits available, visit Pikes Peak Enterprise Zone site