

**FOR SALE - 48 ACRES**  
702 Bandley Drive, Fountain, CO 80817

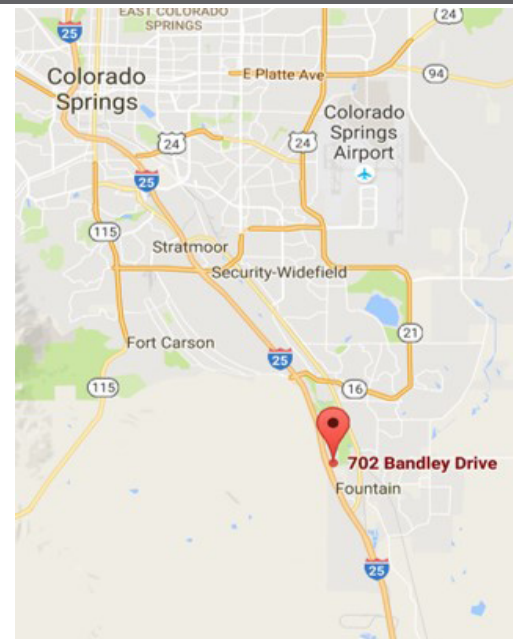


## FOUNTAIN BUSINESS PARK SURPLUS LAND



### 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:	\$2.50 PSF to \$4.00 PSF
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:	<ul style="list-style-type: none"><li>• Water/Sewer—City of Fountain/Fountain Sanitation</li><li>• Electricity/Gas—City of Fountain/Aquila</li><li>• Telephone—Century Link</li><li>• Fire Protection—City of Fountain</li></ul>
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 <ul style="list-style-type: none"><li>• Investment Tax Credit - 3% of equipment purchases</li><li>• Job Training Tax Credit - 12% of qualified training expenses</li><li>• Vacant Building Rehabilitation Tax Credit - 25% of rehab expenditures (hard costs)</li><li>• More credits available, visit Pikes Peak Enterprise Zone site</li></ul>