

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

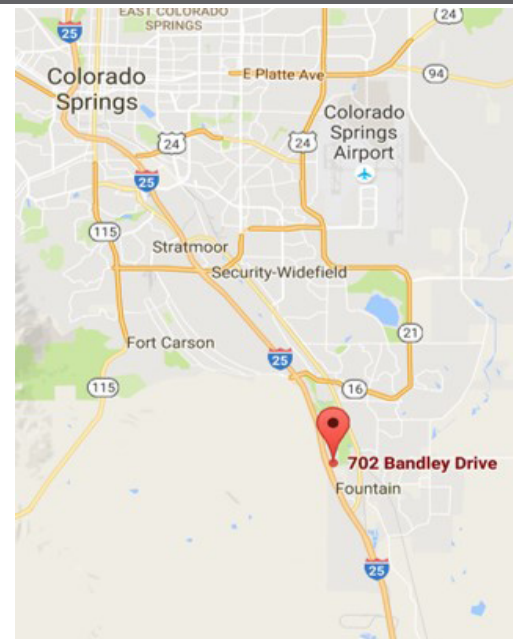


FOUNTAIN BUSINESS PARK SURPLUS LAND



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:	\$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:**
- 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