



**2020 TRAFFIC COUNTS**

Mesa Ridge Pkwy and Sneffels Rd	18,000 VPD
Fountaine Blvd and S Marksheffel Rd	5,675 VPD

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FOR SALE

# MESA RIDGE & MARKSHEFFEL

9350 Mesa Ridge Parkway, Fountain, CO 80817



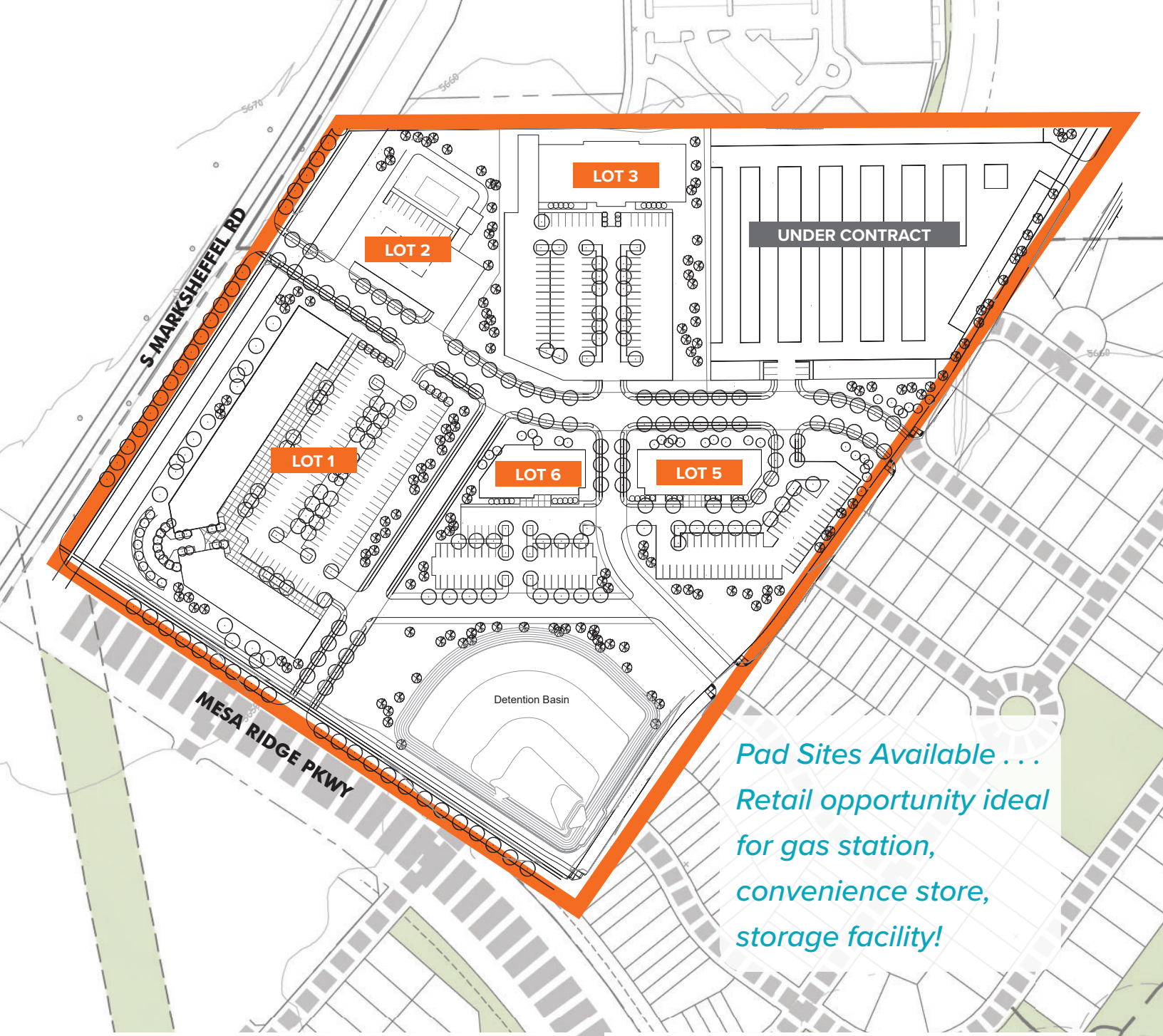
**PAD SITES AVAILABLE**  
 16.69 ACRES IN FOUNTAIN, CO

- + Fast-growing, high-demand area in Fountain, CO
- + Convenient access to Peterson Air Force Base East Gate Entrance and Colorado Springs Airport to the north, and Fort Carson to the west
- + Area is booming with new home construction



- + Site has great visibility on S. Marksheffel Road
- + Sales Price from \$7.00 - \$15.00/PSF





*Pad Sites Available ...  
Retail opportunity ideal  
for gas station,  
convenience store,  
storage facility!*

LOT DATA		
LOT 1	RETAIL (31,000 SF)	3.12 AC
LOT 2	SERVICE STATION	1.05 AC
LOT 3	COMMERCIAL	2.22 AC
LOT 4	UNDER CONTRACT - SELF STORAGE	3.26 AC
LOT 5	RESTAURANT/COMMERCIAL	1.54 AC
LOT 6	RESTAURANT/COMMERCIAL	1.05 AC

2020 ESTIMATED DEMOGRAPHICS			
	3 mile	5 mile	10 mile
Population	37,220	68,686	210,599
Average Household Income	\$85,332	\$80,450	\$70,424
Average Housing Value	\$331,913	\$305,861	\$282,321

## FOUNTAIN, COLORADO

### FAMOUS AMONG MILITARY FAMILIES AND HOMEOWNERS

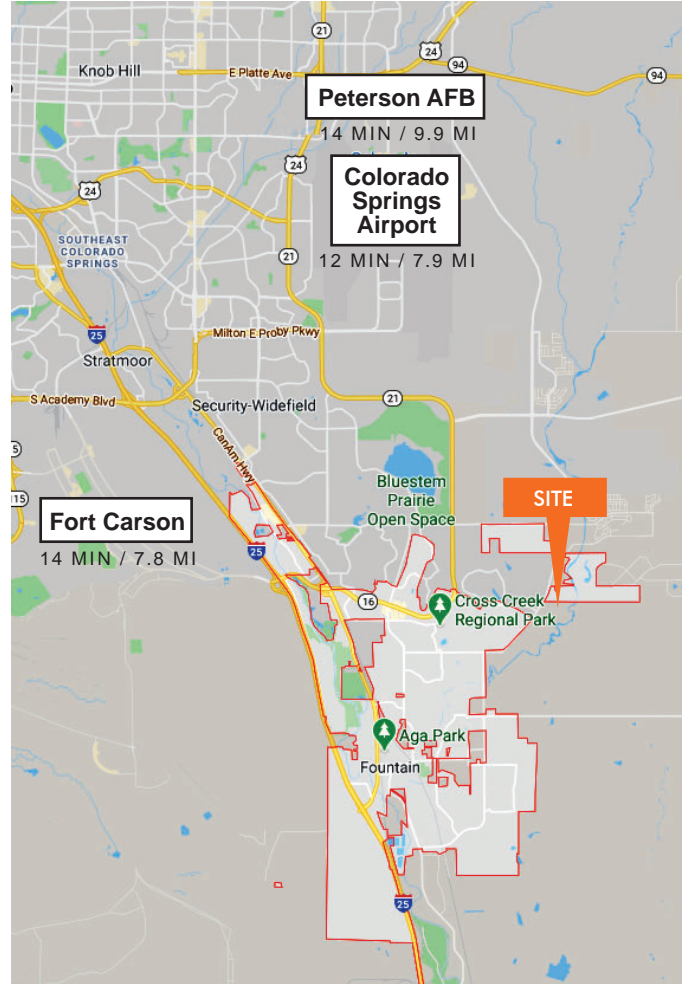
Fountain was established in 1859 as a railroad shipping center that provided the transportation of goods for local farms.

Located at the base of towering Pikes Peak, Fountain is a small town with a population of 28,799, with Colorado Springs' big-city culture and conveniences just 10 minutes away.

Once the site of a seasonal encampment for Ute, Arapaho and Cheyenne, French explorers named **Fountain** for a nearby creek. Today the downtown area contains cafes, an old-time bakery and a gift shop.

A new city hall plaza features the community's famous fountains, and Metcalfe Park has shady picnic spots and a challenging skateboard park. Golfers enjoy excellent views of the Rocky Mountains at the nearby Appletree Golf Course.

With proximity to the Fort Carson U.S. Military base and Peterson Air Force Base, Fountain is famous among military families and homeowners.



### DRIVE TIMES FROM SITE

DOWNTOWN PUEBLO 38 MIN / 40.3 MI	COLORADO SPRINGS AIRPORT 12 MIN / 7.9 MI
DOWNTOWN COLORADO SPRINGS 20 MIN / 15.7 MI	PETERSON AIR FORCE BASE EAST GATE 14 MIN / 9.9 MI
DOWNTOWN DENVER 1 HR 26 MIN, 83 MI	FORT CARSON ARMY BASE 14 MIN / 7.8 MI