

Prime Development Property

Fountain, Colorado

17.88 Acres,
pasture and trees

Within Fountain city limits

City utilities near
property line

Residential agricultural
zoning

One block from new
city hall, library and
elementary school

Mountain views

Adjacent to groomed
nature trails

Offered at \$1.7M

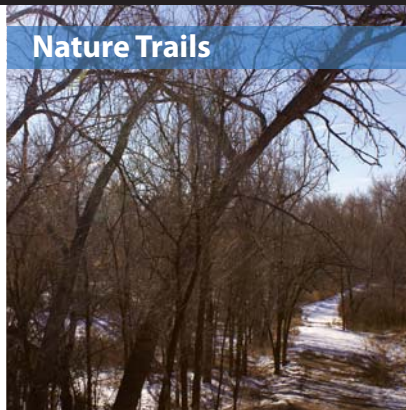


COLORADO LIVING GROUP

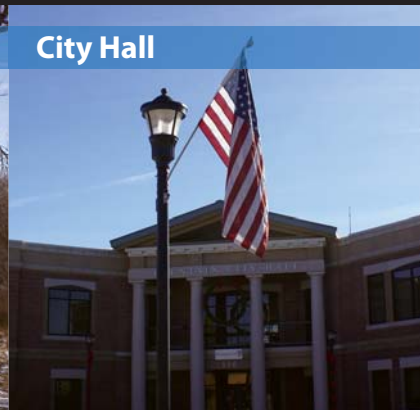
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Nature Trails



City Hall



Elementary School

Cash in on the Fort Carson expansion boom in one of the fastest growing areas of El Paso County. Approximately 5,000 new troops are scheduled to transfer to the Mountain Post in the next two years and another 7,000-8,000 troops are projected to move to the area in the next five years.

The land is adjacent to established residential area on the north and city park open space on the west. Jimmy Camp Creek runs across the southern land boundary, putting approximately 25 percent of the land in a 100 year flood plain — perfect for a recreational area.

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