

▼ Gateway Center▲ I-25 Frontage @ Exit 132

Fully Developed, Ready-to-Build Retail Lots for Sale

Colorado Springs / Greater Fountain Valley Trade Area



Ideal For Restaurants, Hotel, Retail, Bank, Medical & Office Building

Features

- ▶ Zoned Regional Commercial
- ▶ Perfect for another hotel or restaurant
- ▶ High Visibility Location | Easy Access to I-25
- ▶ Fully Developed | Ready to Build
- ▶ All Utilities Installed | Many Retail Uses
- ▶ Colorado Enterprise Zone Tax Benefits
- ▶ Closest Retail Center to Fort Carson Gate 20
- ▶ Lots can be combined

Benefit from High Business Volume:

- ▶ Love's Travel Center
- ▶ KOA Holiday (Colorado's largest RV Park with 239 sites)
- ▶ Windish RV
- ▶ Microtel Hotel (63 rooms)
- ▶ Fountain Valley Trade Population 105,000+
- ▶ Fort Carson (largest employer in Colorado, currently 26,500 active-duty troops, 40,000 dependents)



Offered By: **Audrey Beckett**
Commercial Investment Realty &
Beckett Development
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Available Retail Lots for Sale

Lot 4A	35,000 SF \$455,000 (\$13.00 PSF)
Lot 5A	38,000 SF \$495,000 (\$13.00 PSF)
Lot 6A	77,319 SF \$995,000 (\$12.86 PSF)