



CORVALLIS

297 ACRES: ENTITLED

COLORADO SPRINGS AREA

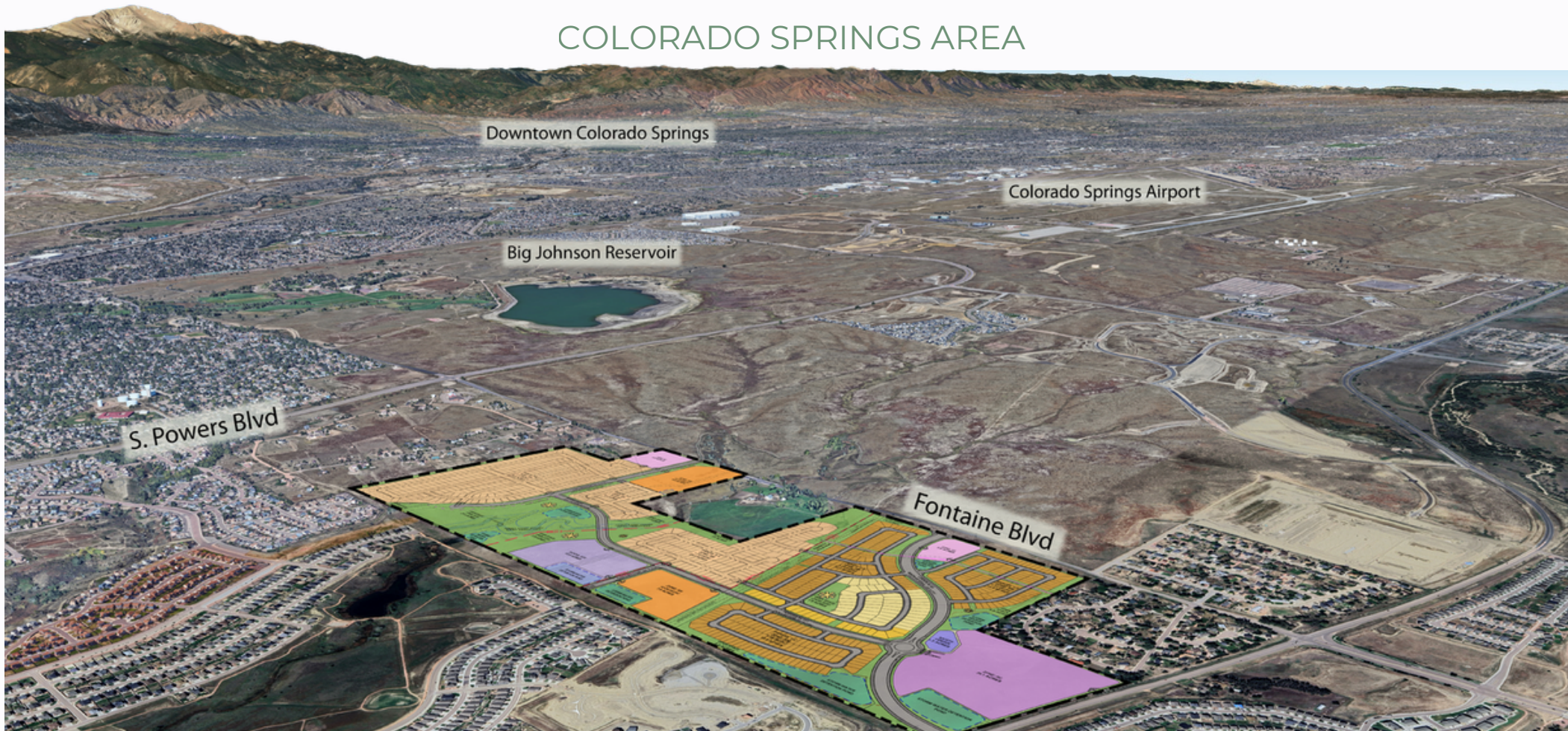


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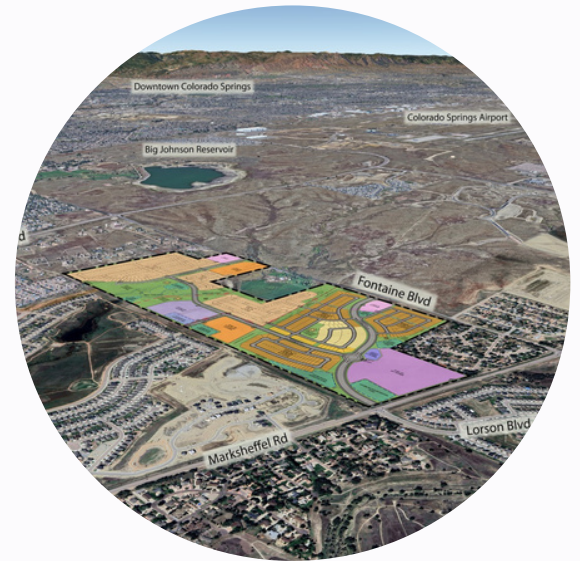
PROJECT OVERVIEW



OVERALL DEVELOPMENT PLAN



MARKET OVERVIEW



OVERVIEW



This beautiful Colorado location with gentle, uncomplicated topography and views of The Rocky Mountains is located in the City of Fountain, Colorado. The property borders Colorado Springs. The project is approved for a mix of single-family, multifamily, and commercial use. All water and sanitation is approved.

Corvallis is in the Colorado Springs MSA, with a population of 750,000+. In 2025, U.S. News & World Report named Colorado Springs the #1 Most Desirable Place to Live in the United States, and Realtor.com named it the #1 Housing Market of 2025, highlighting its desirability, quality of life, and economic opportunities.

The site is near strategic military and defense, aerospace, cybersecurity & technology, tourism, large employers, healthcare, the Colorado Springs Airport, and high quality education.





OPPORTUNITY

297 ACRES

**WATER & SANITATION APPROVED
156 RESIDENTIAL. 29 COMMERCIAL.**

LAND USE	ACRES	% OF TOTAL AREA
Single Family	139	
Open Space/ROW	98	47%
Regional Commercial	20	18%
Multi-Family	17.4	6.75%
Village Commercial	8.8	5.75%
School	12	3%
Safety Center	1.3	4%
Grand Total		.5%
	297	100.00%

**4 PRE-APPROVED METRO DISTRICTS WITH
TAXING AND BONDING AUTHORITY,
OPERATIONS, MAINTENANCE**

**PHASE 1, FILING 1 PRELIMINARY PLAT
APPROVED FOR 141 AC 408 DU**

NEAR SHOVEL -READY

ZONING

Overall Development Plan (ODP): Approved

INFRASTRUCTURE & UTILITIES

Water and Sanitation: Service Agreement executed with Widefield Water and Sanitation District to provide water and wastewater service.

Electric: Power will be provided by the City of Fountain. A will-serve letter in place.

Gas: Black Hills Energy. A will-serve letter in place.

Stormwater and Drainage: Covered by the Master Development Drainage Plan (MDDP).

DISTRICT DESCRIPTIONS AND PURPOSES

Corvallis Metropolitan Districts 1-3 are residential; District 4 is commercial. Mill Levies and Authorized Debt \$93,000,000 in total authorized debt.

Residential: 35 mills debt, 10-15 mills O&M (45 total); Commercial: 50 mills debt, 10-15 mills O&M (60 total)

DISTRICT CONSULTANTS

Legal: **Spencer Fane LLP** (Russell Dykstra)

Financial Advisor: **Piper Sandler** (Shelby Noble)

Engineer: **Matrix Design Group** (Nicole Schanel)



TOP GROWTH MARKET



HH Income Ave.
\$98,145



Prop. Value Ave.
\$427,072

- #1 Top Housing Market by Realtor.com
- #1 Most Desirable Place To Live by The U.S. News & World Report
- #1 Most Neighborly City in America by Neighbor.com
- #2 Most Desirable City by Forbes
- #3 Most Patriotic City in America by Veterans United Home Loans



COS Metro Pop.

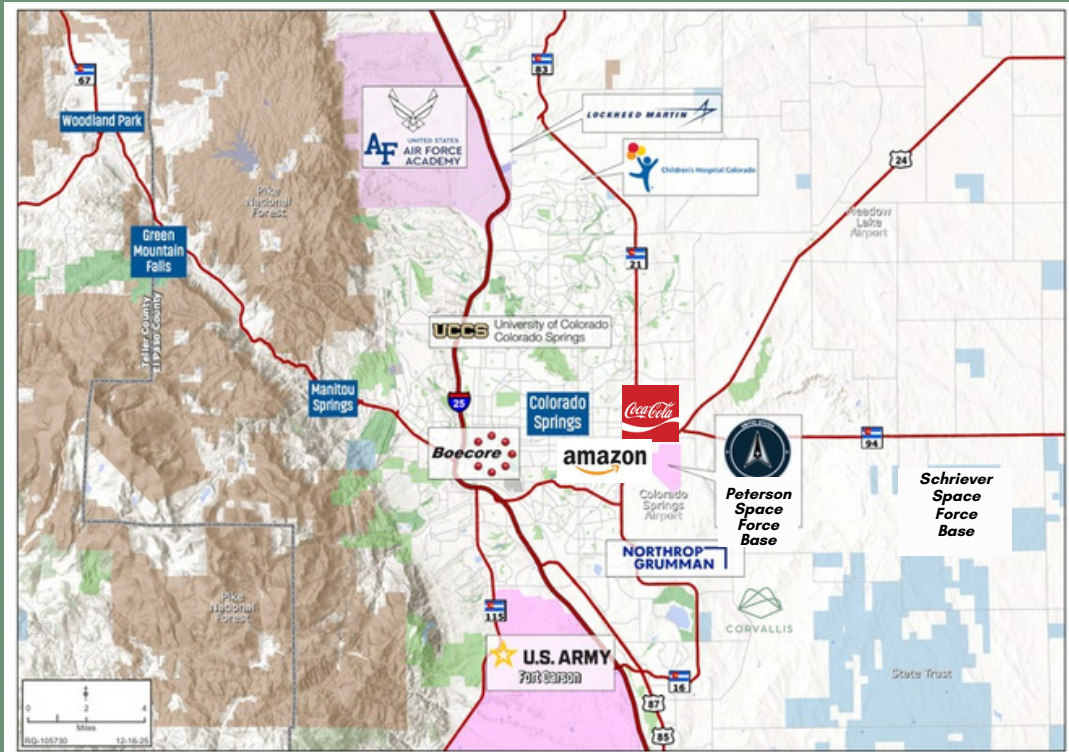
768,832

Area Press Announcements 2026

- ⚙️ \$250M Space Force Ops Facility + 2,500 Jobs
- ⚙️ 1,600-acre Master Planned Business Park at COS Airport
- ⚙️ 3,100-acre Industrial Annexation near Fort Carson



AREA EMPLOYERS



High growth area supported by reliable, national, high value employers. Area employment rate exceeds 95%.



MILITARY & DEFENSE

Largest economic contributor in the region

- Fort Carson (Army)
- Peterson Space Force Base
- Schriever Space Force Base
- U.S. Air Force Academy



Registering Insurance AEROSPACE, CYBERSECURITY & TECHNOLOGY

- National cybersecurityhub.100+cybersecurity companies
- Northrop Grumman, Lockheed Martin, Boecone, Raytheon, Kratos
- Hosts federal agencies including NORAD and Space Command, contributing to space and defense tech investment



EDUCATION & HEALTHCARE

- University of Colorado at Colorado Springs, Pikes Peak State College, and private colleges
- Health systems: UCHHealth, Penrose-St. Francis Health Services, Children's Hospital Colorado



CONSTRUCTION & REAL ESTATE

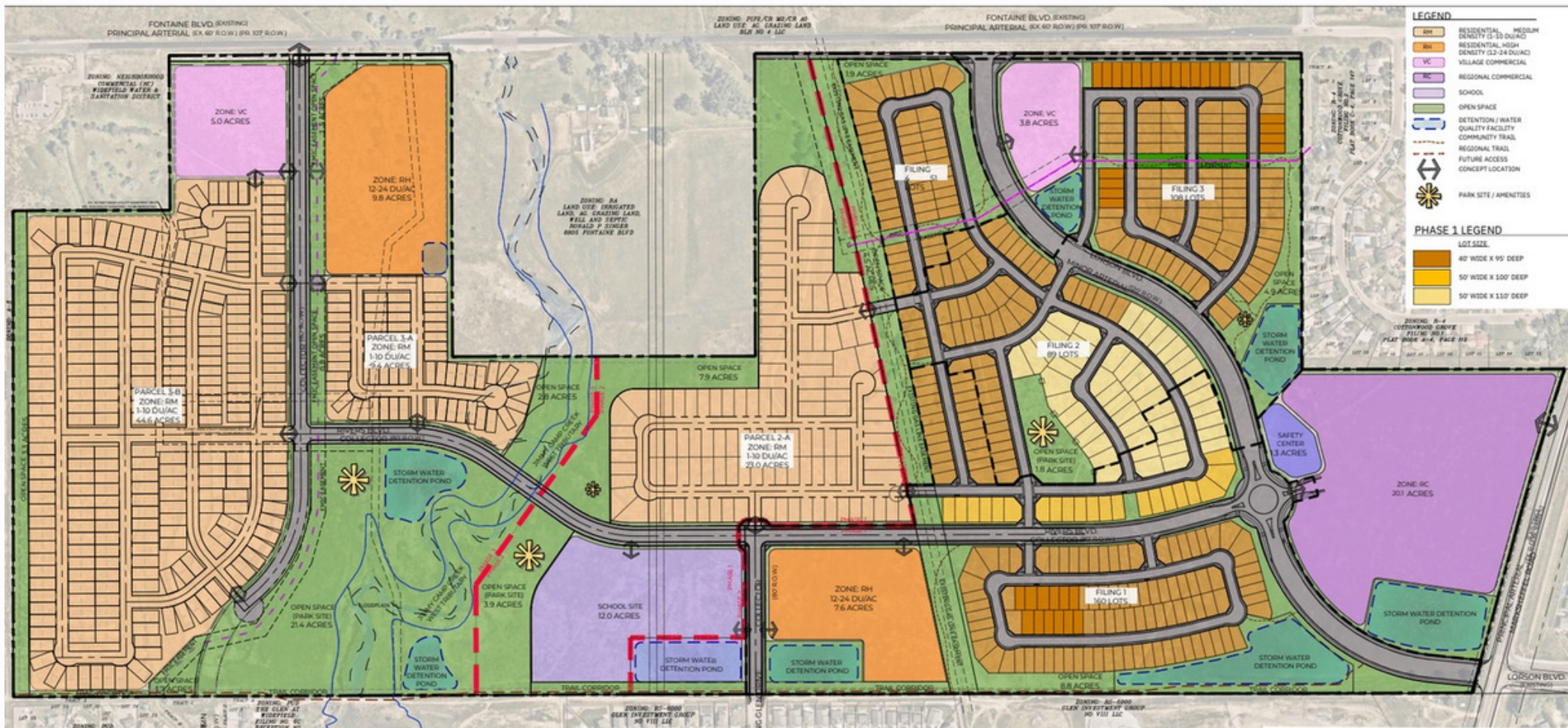
One of the fastest-growing metros in the U.S.. Driven by military demand, inbound migration, and strong land development

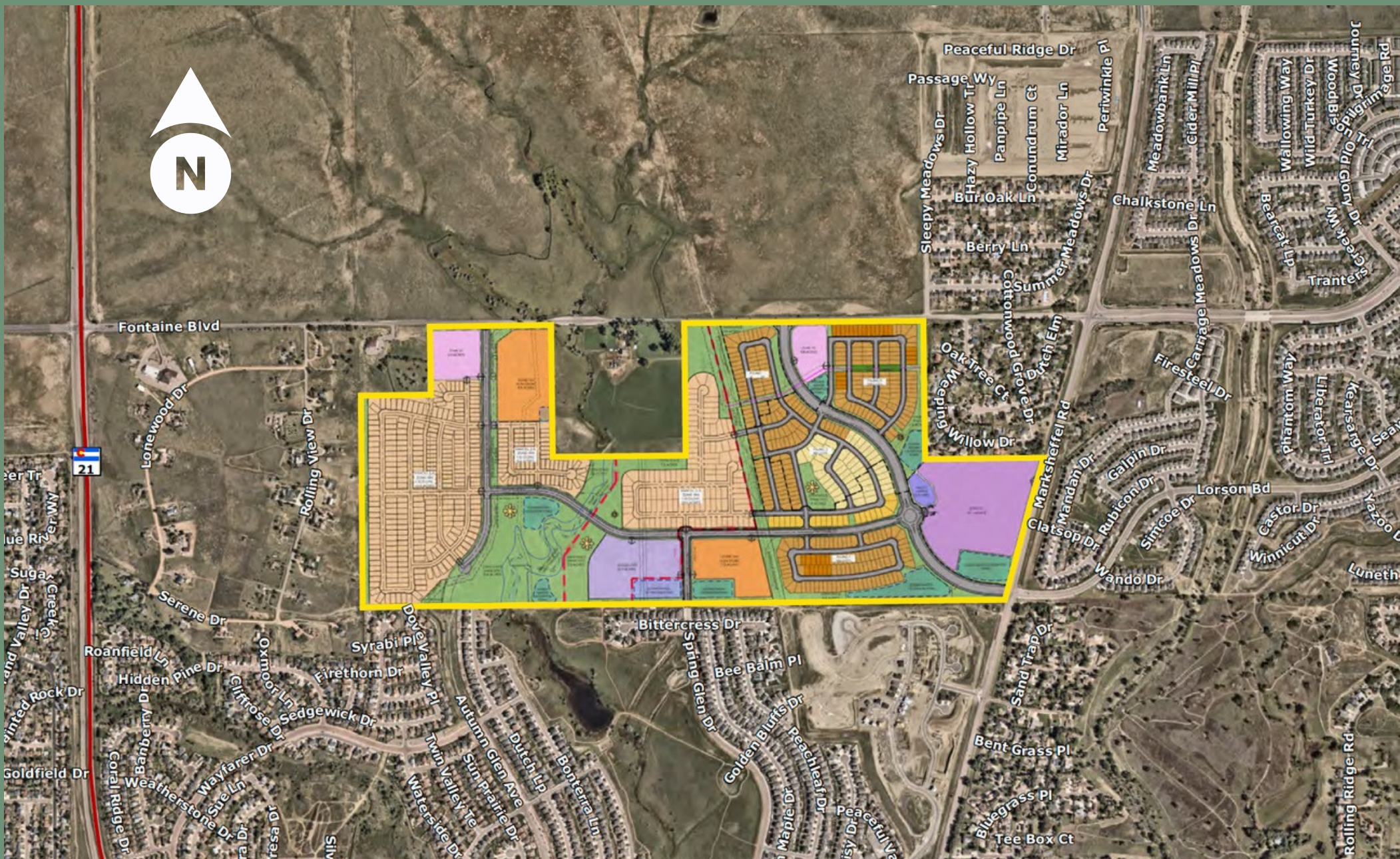


TOURISM, RECREATION & ARTS

- Over 24.8 million annual visitors generating \$2.9B in economic impact
- Major attractions: Garden of the Gods, Pikes Peak, U.S. Olympic & Paralympic Museum, Broadmoor Resort

PLAT MAP





PROPERTY BORDERS COLORADO SPRINGS

PARCEL STANDARDS

DENSITY
1 du/acre -
11.99 du/acre

LOT SIZE & BUILDING DIMENSIONS

Minimum Lot Area

- Single-family: 3,825 sq ft
- Two-family: 5,000 sq ft

Lot Width at Front Setback:

Minimum 30 feet

Max Building Height: 40 feet

Max Structural Coverage:

No maximum

PRINCIPLE USES

Residential

- Single-family
- Two-family dwellings

Civic/Community

- Places of worship
- Community centers

Infrastructure & Open Space

- Mail kiosks, trail corridors, signage (development /monument), walkways
- Utilities, metro district facilities, stormwater/detention, drainage improvements
- Open space, landscape, parks, and park equipment

SETBACK REQUIREMENTS

Front Yard

- 20' to garage
- 15' to front of house

Side Yard

- 5' standard, or 0' along common wall

Rear Yard: 15'

Corner Yard (non-driveway): 10'

Chamfered Corner Setback: 8'



CORVALLIS

GALLERY









CORVALLIS

Thank you for your interest. Feel free to reach out if you have questions or would like to discuss this project in person. The first rack of ribs is on me.



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J&M PROPERTY GROUP