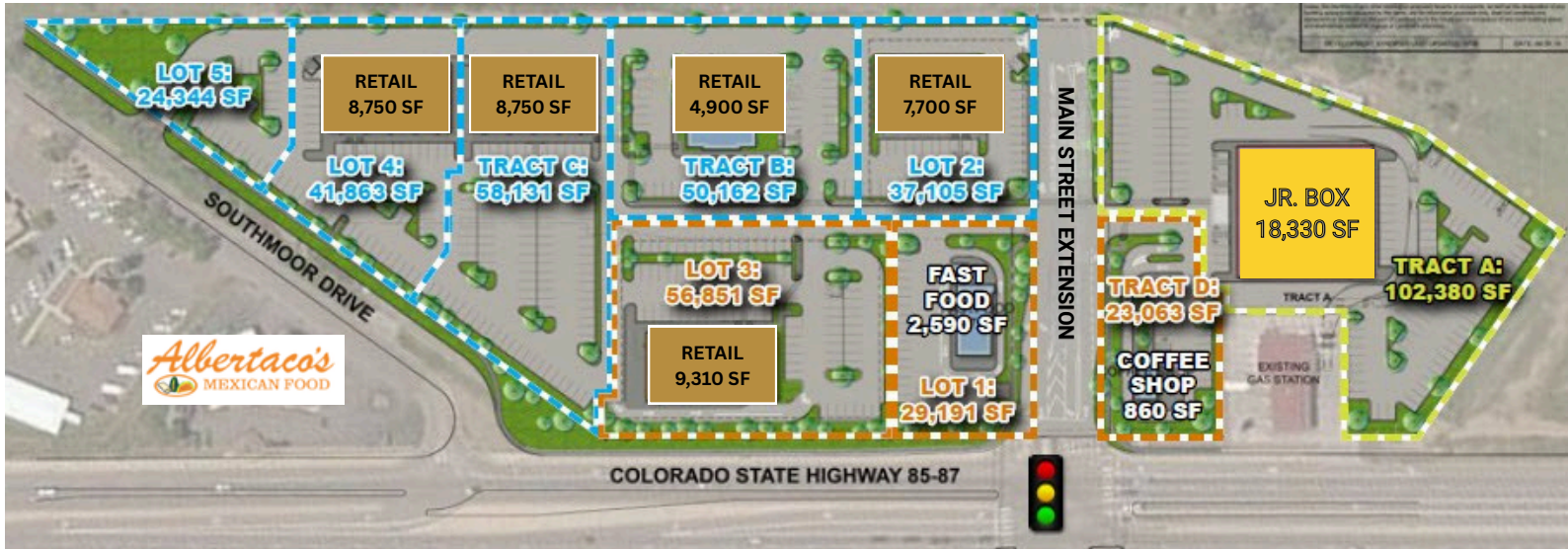


Retail Pads For Sale

RIVER BEND CROSSING

5520-5698 Highway 85-87
Fountain, CO 80911



PROPERTY SUMMARY

Prime retail development opportunity located on two hard corners on the west side of the stop-lighted intersection of Highway 85/87 & Main Street in Fountain, CO. This exceptional 9.9 acre site offers outstanding frontage and high traffic counts, which make it ideal for retail, restaurants, car washes and other users seeking a retail environment.

Strategically positioned at a key intersection, the property benefits from easy ingress/egress. Surrounded by established businesses and growing residential neighborhoods, this location is perfectly suited for users and developers looking to capitalize on continued growth in the submarket.

Utilities are available on site or nearby. The business improvement district, which has been created and flexible zoning make the site very attractive.

PROPERTY DETAILS

PROPERTY SIZE	9.9 AC	
BULK PRICE	\$5,500,000	
TRACT/LOT	PRICE PSF	PRICE
• TRACT A	\$16.50	\$1,689,270
• TRACT B	\$18.50	\$927,997
• TRACT C	\$18.50	\$1,075,423
• TRACT D	\$30.00	\$691,890
• LOT 1	\$30.00	\$875,730
• LOT 2	\$19.50	\$723,547
• LOT 3	\$28.00	\$1,591,828
• LOT 4	\$17.50	\$732,602
• LOT 5	\$16.50	\$401,676
USE	Mixed Use	
ZONING	VC	

Don't miss the opportunity to secure a pad site at the best available development site in this thriving Highway 85/87 commercial corridor!

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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2025 POPULATION	7,826	54,685	154,853
HOUSEHOLDS	2,949	16,406	52,448
AVE HH INCOME	\$84,924	\$91,479	\$94,472

COMBINED TRAFFIC COUNTS

US Hwy 85	Southmoor Dr SE	23,760	VPD	2025
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*Sourced by CoStar

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