



FOR SALE

NWC of Fountain Mesa Road & Mesa Ridge Parkway

Fountain, Colorado 80817



20 Acres For Sale at The Markets at Mesa Ridge

Sale Price: \$4,338,576 (\$5.00/SF)

This 19.92-acre site sits adjacent to The Markets at Mesa Ridge retail development in Fountain, Colorado. The location provides easy access to I-25 to the west and to the airport and eastern Colorado Springs via Powers Boulevard to the east. The western portion of the site is zoned for Multi-Family Residential while the eastern portion is zoned PUD with the City encouraging a commercial component. As the population increases in Fountain, demand for flexible housing options this site provides is strong. *Please see reverse for additional aerial.*

Property Features

Site Size	19.92 Acres
City/County	Fountain/El Paso
Zoning	MF (Multi-Family Residential) & PUD (Planned Unit Development)
Mill Levy	86.987

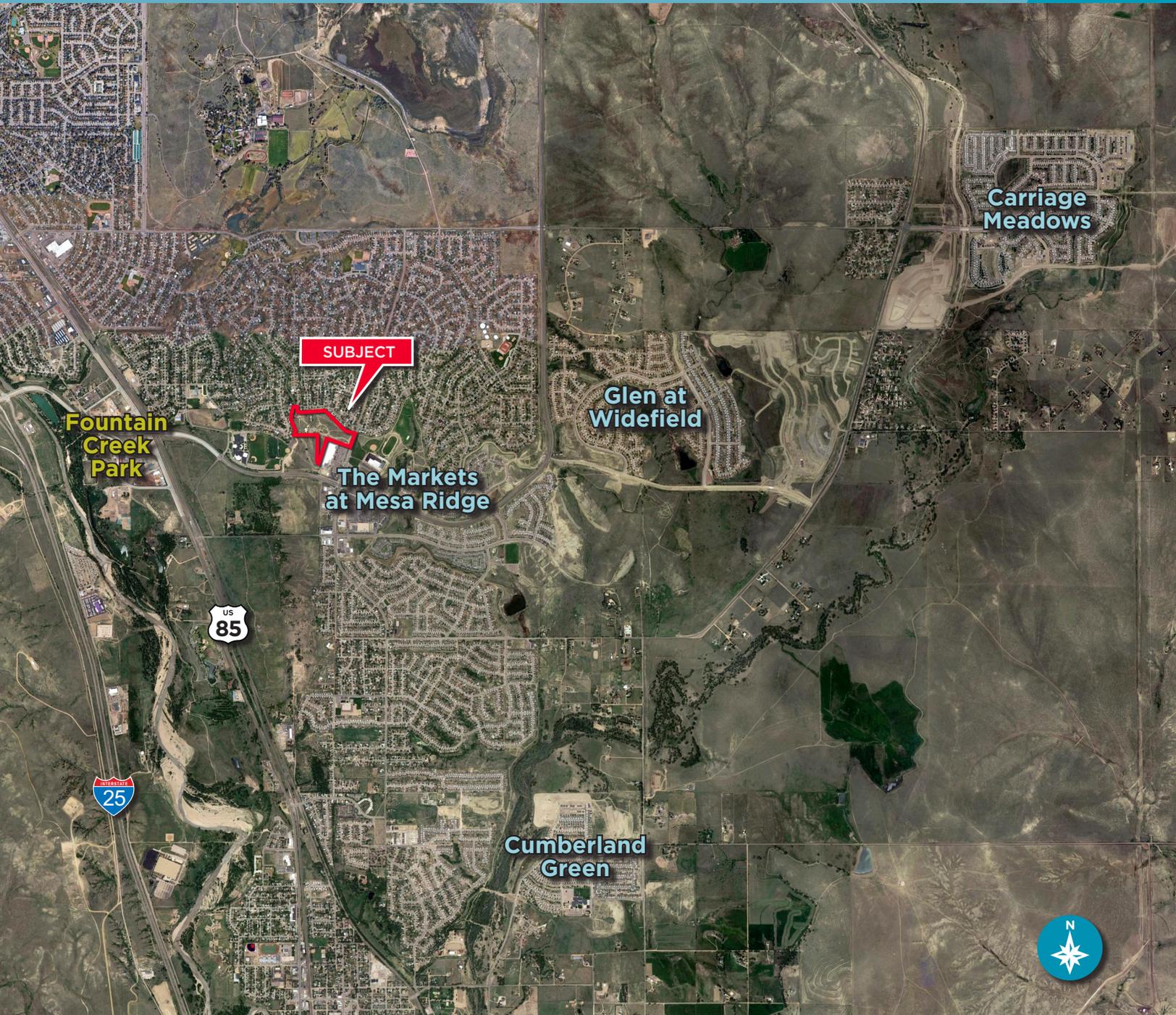


**CUSHMAN &
WAKEFIELD**

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