

# GATEWAY CENTER

Regional Commercial Gateway to Ft Carson, and the Fountain Valley  
I-25 Corner (Exit 132) at Highway 16, Fountain, CO



This 32-acre parcel is adjacent to and south of Bandley Road North and extends to the KOA campground. This Land is ideal for RV or other vehicle sales.

Other uses include mini storage, rental trucks, large acreage recreational uses like a golf range, racetrack or mobile home sales lot.

## FEATURES

- \* I-25 FRONTAGE AND VISIBILITY
- \* TAX BENEFITS OF THE COLORADO ENTERPRISE ZONE
- \* EXIT AT HWY. 16 — THE MAIN ENTRANCE TO FT. CARSON ON THE WEST AND SECURITY/WIDEFIELD/FOUNTAIN ON THE EAST.
- \* HWY. 16 IS THE SOUTHERN CONNECTION TO POWERS BOULEVARD AND THE COLORADO SPRINGS AIRPORT.
- \* ZONED REGIONAL COMMERCIAL
- \* ALL LOTS PLATTED WITH UTILITIES INSTALLED



## THIS SITE IS CENTRAL TO THE FOLLOWING MARKETS:

- \* SECURITY/WIDEFIELD/FOUNTAIN -- TRADE POP. 94,200
- \* FT. CARSON -- POP. 31,760 ON POST, THE LARGEST EMPLOYER IN COLORADO
- \* FT. CARSON CIVILIAN WORKERS 22,793
- \* KOA -- COLORADO'S LARGEST RV PARK WITH 200+ SPACES
- \* KING SOOPERS REGIONAL DISTRIBUTION CENTER
- \* REGIONAL AUTO AUCTION WHERE 1,000 CARS ARE SOLD PER WEEK

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