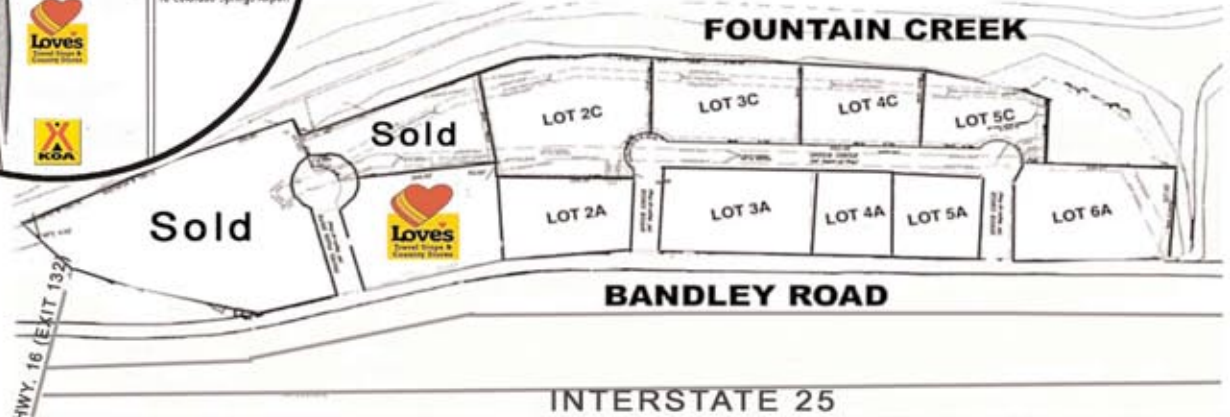


GATEWAY CENTER

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



The Gateway Center is fully developed and ready to build. This high visibility location from I-25 is the closest commercial center for shopping outside of the Fort Carson Main South Gate (20) which serves the Fountain Valley and Pueblo off Post troops.



FEATURES

- * ALL UTILITIES INSTALLED
- * LOVE'S TRAVEL CENTER - HIGH BUSINESS VOLUME
- * TAX BENEFITS OF THE COLORADO ENTERPRISE ZONE

IDEAL USES - LOTS CAN BE COMBINED:

- * RESTAURANTS* RETAIL * BANK * MEDICAL * HOTEL
- * OFFICE BUILDING - MILITARY CONTRACTORS

SITE IS CENTRAL TO THE FOLLOWING MARKETS:

- * Fountain Valley Trade Pop. 96,493
- * Ft. Carson - Largest Employer in Colorado
- Currently: 18,500 Active Duty Troops 30,000 Dependents
- a Daytime Population: 31,620
- * KOA just south -- Colorado's largest RV park with 200 + spaces

LOT #	SQ. FT.	PRICE PSF	PRICE
2C	93,906	\$ 6.92	\$650,000
3C	62,113	\$ 7.00	\$435,000
4C	50,342	\$ 7.55	\$380,000
5C	43,153	\$ 8.11	\$350,000
2A	52,228	\$11.39	\$595,000
3A	64,120	\$10.84	\$695,000
4A	35,000	\$11.00	\$385,000
5A	38,000	\$11.18	\$425,000
6A	77,319	\$10.02	\$775,000

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