



PROPERTY

Norris | El Paso County, CO

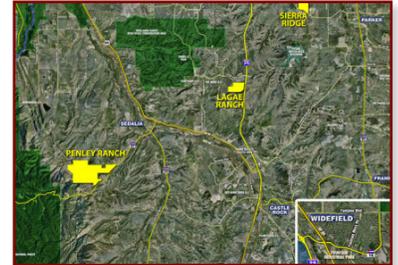
SITE SIZE

541 Acres

SITE LOCATION

The Norris property is located East of Marksheffel Road and South of Peaceful Valley Road in Fountain, CO.

The Norris Property is located east of and adjacent to Marksheffel Road and slightly south of Peaceful Valley Road in unincorporated El Paso County, Colorado. The property is adjacent to the boundary of the City of Fountain and is approximately 541 acres. The property has been annexed into Fountain and has an approved Overall Development Plan (ODP). Platting is underway and lots should be ready for development Summer of 2008. The completed project should yield approximately 1,600 single family units, the majority of which will be single family detached lots. A portion of the developing site, approximately 16 acres, will encompass a small retail component. The project will be multi-dimensional, incorporating an elementary school site, one middle school site, an extensive trail and open space system and at least one neighborhood pool/recreation center. Through cooperation with the neighboring property owner to the north, a golf course will also extend in the open space portion of the property.



SITE FEATURES

- Products will consist of 1600 single-family lots, 250 multi-family units and a 16-acre retail component.
- Community components will include one elementary school site, one middle school site, neighborhood pool/recreation center, golf course and a trail system running throughout.



Discuss this property with a Tharaldson broker: Call 702-385-4988
or email us at jblagg@diversifiedgrp.com

