

Aerial of the area surrounding 4930-4960 Geiger Blvd. Foxworth-Galbraith facility is nearly 100% industrial in all directions. Vacant land is available in area for \$2.50-\$3.50 per SF raw.



Foxworth-Galbraith Facility at 4930, 4940, 4950 & 4960 Geiger Blvd. in Colorado Springs. Total 5.62 Acres, 3 Buildings total 25,455 SF.



West side of U-shaped building at 4950 Geiger with 800 SF Offices in front.



East side of U-shaped building at 4950 Geiger with 5,120 SF Offices in front.



View looking West from 4950 Geiger toward vacant 1.38 acres of land at 4930 Geiger



East side view of 5,120 SF offices and parking lot at 4950 Geiger.



View from Geiger Blvd at 800 SF offices



View from Geiger Blvd at 5,120 SF offices



5,515 SF Industrial Building at 4960 Geiger



Storage at north end of 4960 Geiger 1.38 acres.



View of north end of the 17,540 SF building on 1.38 Acres at 4950 Geiger. Warehouse space comprises 12,420 SF and the rest is extremely nice offices. The 5,515 SF Building at 4960 Geiger is at upper right of photo.



View looking SW at the vacant 1.38 Acres of land at 4930 Geiger Blvd.



View of NW 1.48 acres at 4940 Geiger showing 2,400 SF shed and fencing.

El Paso County Schedule Information

Schedule Number: 6412304031

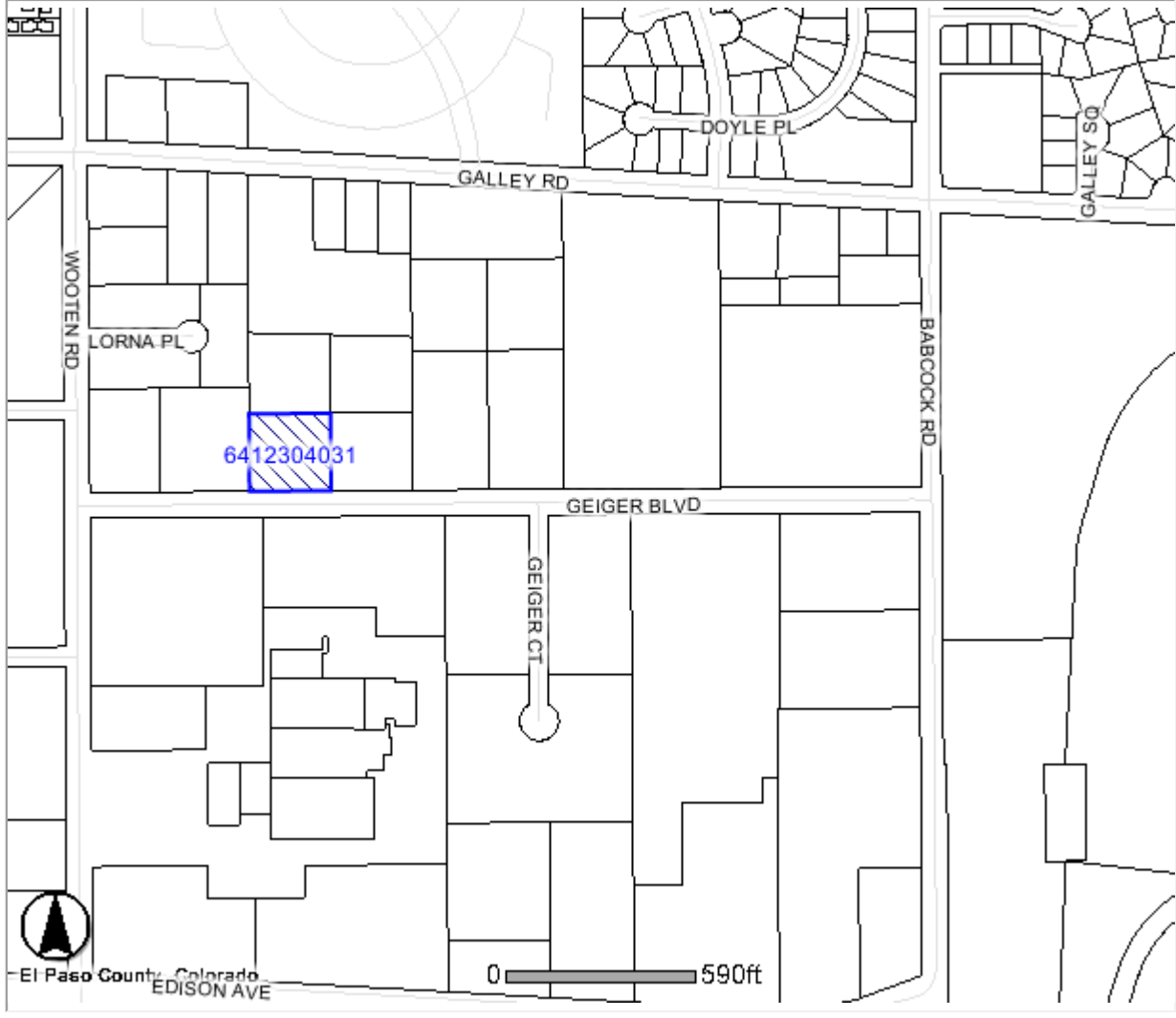
Schedule Address: 4930 GEIGER BLVD

Schedule Owner: FOXWORTH-GALBRAITH LUMBER CO

Zoned: (Not County Zoned)

Area: 1.38 Acres

Owner Mailing Address: PO BOX 671287



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DISCLAIMER: (September 2007 data)

This information is for reference purposes and is deemed unofficial. It may not accurately reflect current zoning districts due to zone changes after the above effective date. For Official City Zoning information contact the City of Colorado Springs Planning department at 30 S. Nevada Ave. Suite 301. (719) 385-5905

City Zoning for Parcel #6412304031 is: PIP2 AO APZ2

CITY ZONING LEGEND

- | | | |
|--|---------------------------------------|---|
| A - Agricultural | M1 - Light Industrial | R - Single Family Residential (Estate) |
| APD - Airport Planned Development | M2 - Heavy Industrial | R16 - Single Family Residential (6000 sqf) |
| AOCAD - Airport Overlay CAD | OC - Office Complex | R19 - Single Family Residential (9000 sqf) |
| APZ1 - Airport Protection Zone 1 | OR - Office Residential | R2 - Two Family Residential |
| APZ2 - Airport Protection Zone 2 | P - Planned Provisional | R4 - Eight Family Residential |
| C5 - Intermediate Business | PBC - Planned Business Center | R5 - Multi Family Residential |
| C6 - General Business | PCR - Planned Cultural Resort | RPZ - Runway Protection Zone |
| CR - Condition of Record | PF - Public Facility | SS - Stream Side |
| CU - Conditional Use | PIP1 - Planned Industrial Park | SU - Special Use |
| DF - Design Flexibility | PIP2 - Planned Industrial Park | UV - Use Variance |
| HP - Historic Preservation | PK - Public Park | |
| HR - High Rise | PUD - Planned Unit Development | |
| HS - Hillside | | |

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Public Record Property Information

Database Updated: 7/24/2008 12:00:00 AM Today: Friday, July 25, 2008 Time: 9:26:45 AM

Personal Information

Schedule No: 6412304031
Owner Name: FOXWORTH-GALBRAITH LUMBER CO
Location: 4930 GEIGER BLVD
Mailing Address: PO BOX 671287
 DALLAS TX 75367-1287

Previous Parcel

Replaced Parcel

Legal Description

LOT 1 STONEGATE BUSINESS PARK NO 2

Market Information (2008 Values)

Levy Year: 2007 Mill Levy: 60.743 Exempt Status: Not Exempt

Table	Use Code	2008 Market Value	2008 Assessed Value	Exempt
Land	UNIMPROVED LAND	\$126,235	\$36,610	
Total Value		\$126,235	\$36,610	

Tax Entity and Levy Information

(District: FBY)

Taxing Entity	Contact Name	Contact Phone
EL PASO COUNTY	COUNTY OFFICE BUILDING	(719) 520-6498
EPC ROAD & BRIDGE SHARE		(719) 520-6498
CITY OF COLORADO SPRINGS	TERRI VELASQUEZ	(719) 385-5209
EPC-COLORADO SPGS ROAD & BRIDGE SHARE		(719) 520-6498
COLO. SPGS. SCHOOL NO. 11	GLEN GUSTAFSON	(719) 520-2010
PIKES PEAK LIBRARY	MIKE VARNETT	(719) 531-6333
SOUTHEASTERN COLO.WTR.CONSERVANCY	PHILLIP REYNOLDS	(719) 948-2400
EL PASO COUNTY CONSERVATION DIST	SHELLI MADER	(719) 473-7104

Sale Information

Seq #	Sale Date	Sale Price	Sale Type
1	07/21/2003	\$0	
2	06/20/2006	\$3,481,000	

Land Information

Seq #	Use	Exempt	Area
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1	UNIMPROVED LAND	1.38 acres
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Residential Information

Commercial Information

Public Record Property Information

Database Updated: 7/24/2008 12:00:00 AM Today: Friday, July 25, 2008 Time: 9:29:43 AM

Personal Information

Schedule No: 6412304027

Owner Name: FOXWORTH-GALBRAITH LUMBER CO

Location: 4960 GEIGER BLVD

Mailing Address: PO BOX 671287
DALLAS TX 75367-1287

Previous Parcel

Replaced Parcel

Legal Description

LOT 2 STONEGATE BUSINESS PARK

Market Information (2008 Values)

Levy Year: 2007 Mill Levy: 60.743 Exempt Status: Not Exempt

Table	Use Code	2008 Market Value	2008 Assessed Value	Exempt
Land	WAREHOUSE/STORAGE	\$126,235	\$36,610	
Imp	DISTRIBUTION WAREHOUSE	\$467,329	\$135,530	
Total Value		\$593,564	\$172,140	

Tax Entity and Levy Information

(District: FBY)

Taxing Entity	Contact Name	Contact Phone
EL PASO COUNTY	COUNTY OFFICE BUILDING	(719) 520-6498
EPC ROAD & BRIDGE SHARE		(719) 520-6498
CITY OF COLORADO SPRINGS	TERRI VELASQUEZ	(719) 385-5209
EPC-COLORADO SPGS ROAD & BRIDGE SHARE		(719) 520-6498
COLO. SPGS. SCHOOL NO. 11	GLEN GUSTAFSON	(719) 520-2010
PIKES PEAK LIBRARY	MIKE VARNETT	(719) 531-6333
SOUTHEASTERN COLO.WTR.CONSERVANCY	PHILLIP REYNOLDS	(719) 948-2400
EL PASO COUNTY CONSERVATION DIST	SHELLI MADER	(719) 473-7104

Sale Information

Seq #	Sale Date	Sale Price	Sale Type
1	06/20/2006	\$3,481,000	

Land Information

Seq #	Use	Exempt	Area
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1	WAREHOUSE/STORAGE	1.38 acres
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Residential Information

Commercial Information

Bldg #	Admin Code	Year Built	Neigh #	Area
1	DISTRIBUTION WAREHOUSE	2001	208	5,515

Public Record Property Information

Database Updated: 7/24/2008 12:00:00 AM Today: Friday, July 25, 2008 Time: 9:30:35 AM

Personal Information

Schedule No: 6412304026

Owner Name: FOXWORTH-GALBRAITH LUMBER CO

Location: 4950 GEIGER BLVD

Mailing Address: PO BOX 671287
DALLAS TX 75367-1287

Previous Parcel

Replaced Parcel

Legal Description

LOT 1 STONEGATE BUSINESS PARK

Market Information (2008 Values)

Levy Year: 2007 Mill Levy: 60.743 Exempt Status: Not Exempt

Table	Use Code	2008 Market Value	2008 Assessed Value	Exempt
Land	WAREHOUSE/STORAGE	\$126,235	\$36,610	
Imp	DISTRIBUTION WAREHOUSE	\$1,761,580	\$510,860	
	Total Value	\$1,887,815	\$547,470	

Tax Entity and Levy Information

(District: FBY)

Taxing Entity	Contact Name	Contact Phone
EL PASO COUNTY	COUNTY OFFICE BUILDING	(719) 520-6498
EPC ROAD & BRIDGE SHARE		(719) 520-6498
CITY OF COLORADO SPRINGS	TERRI VELASQUEZ	(719) 385-5209
EPC-COLORADO SPGS ROAD & BRIDGE SHARE		(719) 520-6498
COLO. SPGS. SCHOOL NO. 11	GLEN GUSTAFSON	(719) 520-2010
PIKES PEAK LIBRARY	MIKE VARNETT	(719) 531-6333
SOUTHEASTERN COLO.WTR.CONSERVANCY	PHILLIP REYNOLDS	(719) 948-2400
EL PASO COUNTY CONSERVATION DIST	SHELLI MADER	(719) 473-7104

Sale Information

Seq #	Sale Date	Sale Price	Sale Type
1	11/07/2001	\$0	
2	06/20/2006	\$3,481,000	

Land Information

Seq #	Use	Exempt	Area
1	WAREHOUSE/STORAGE		1.38 acres

Residential Information

Commercial Information

Bldg #	Admin Code	Year Built	Neigh #	Area
1	DISTRIBUTION WAREHOUSE	2001	208	17,540

Public Record Property Information

Database Updated: 7/24/2008 12:00:00 AM Today: Friday, July 25, 2008 Time: 9:30:50 AM

Personal Information

Schedule No: 6412304030
Owner Name: FOXWORTH-GALBRAITH LUMBER CO
Location: 4940 GEIGER BLVD
Mailing Address: PO BOX 671287
 DALLAS TX 75367-1287

Previous Parcel

Replaced Parcel

Legal Description

LOT 2 STONEGATE BUSINESS PARK NO 2

Market Information (2008 Values)

Levy Year: 2007 Mill Levy: 60.743 Exempt Status: Not Exempt

Table	Use Code	2008 Market Value	2008 Assessed Value	Exempt
Land	SPECIAL PURPOSE	\$129,896	\$37,670	
Imp	COMMERCIAL UTILITY BUILDING	\$128,401	\$37,240	
Total Value		\$258,297	\$74,910	

Tax Entity and Levy Information

(District: FBY)

Taxing Entity	Contact Name	Contact Phone
EL PASO COUNTY	COUNTY OFFICE BUILDING	(719) 520-6498
EPC ROAD & BRIDGE SHARE		(719) 520-6498
CITY OF COLORADO SPRINGS	TERRI VELASQUEZ	(719) 385-5209
EPC-COLORADO SPGS ROAD & BRIDGE SHARE		(719) 520-6498
COLO. SPGS. SCHOOL NO. 11	GLEN GUSTAFSON	(719) 520-2010
PIKES PEAK LIBRARY	MIKE VARNETT	(719) 531-6333
SOUTHEASTERN COLO.WTR.CONSERVANCY	PHILLIP REYNOLDS	(719) 948-2400
EL PASO COUNTY CONSERVATION DIST	SHELLI MADER	(719) 473-7104

Sale Information

Seq #	Sale Date	Sale Price	Sale Type
1	07/21/2003	\$0	
2	06/20/2006	\$3,481,000	

Land Information

Seq #	Use	Exempt	Area
1	SPECIAL PURPOSE		1.42 acres

Residential Information

Commercial Information

Bldg #	Admin Code	Year Built	Neigh #	Area
1	COMMERCIAL UTILITY BUILDING	2003	208	2,400