

Living the **SPRINGS**

BUSINESS & COMMERCE

NEIGHBORHOOD SNAPSHOTS

POPULATION AND CLIMATE

SCHOOLS

ENTERTAINMENT SCENE

RESOURCES

get to
know
your new
home

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REAL

About Colorado Springs

Colorado Springs, located in the state of Colorado, is a picturesque city that sits at the eastern foot of the Rocky Mountains. It's known for its breathtaking natural scenery and outdoor recreational activities. Pikes Peak, one of the most famous mountains in the United States, dominates the landscape and provides a stunning backdrop to the city. This mountain has been a source of inspiration for many, including Katharine Lee Bates, who wrote the song "America the Beautiful" after her visit.

The city is also home to the Garden of the Gods, a public park featuring unique red sandstone formations and a range of hiking and biking trails. It's a popular spot for both tourists and locals, offering incredible views and opportunities for photography.

Apart from its natural wonders, Colorado Springs is known for its rich cultural heritage and military presence. The United States Air Force Academy is located here, attracting visitors to its chapel and campus. The city also has a thriving arts scene, with numerous galleries, theaters, and museums, including the Colorado Springs Fine Arts Center.

With a diverse economy that includes a strong base in high-tech, tourism, and defense sectors, Colorado Springs attracts a dynamic mix of businesses and residents. The city also boasts excellent educational institutions, both public and private, and a variety of neighborhoods that cater to different lifestyles and budgets.

Overall, Colorado Springs offers a unique blend of natural beauty, cultural richness, and vibrant community life, making it an appealing destination for both tourists and those looking to call it home.



History

History Colorado Springs, founded in 1871 by General William Jackson Palmer, has a rich and diverse history. Initially established as a resort town, it quickly gained popularity for its scenic beauty and favorable climate. The city was designed with wide streets and numerous parks, embodying Palmer's vision of a beautiful, welcoming community.

The discovery of gold in Cripple Creek, nearby, in the 1890s, brought a surge of wealth to the area. This led to a boom in construction and the development of elegant homes, as well as cultural and educational institutions. The city became a hub for the wealthy, with opulent hotels and spas catering to visitors seeking health and leisure.

In the early 20th century, Colorado Springs continued to grow and diversify. The Broadmoor Hotel, opened in 1918, became a symbol of the city's luxury and hospitality. Meanwhile, the area's natural beauty attracted artists and intellectuals, contributing to a burgeoning cultural scene.

The mid-20th century saw a shift with the establishment of military bases, most notably the United States Air Force Academy in 1954, which became a key aspect of the local economy and community. The presence of NORAD (North American Aerospace Defense Command) in nearby Cheyenne Mountain further solidified the city's military significance. Colorado Springs, known as Olympic City USA, has a significant Olympic heritage, stemming from the U.S. Olympic & Paralympic Committee's relocation there in 1978. This move transformed the city into a central hub for Olympic and Paralympic training in the United States. The city's high altitude and diverse landscapes provide ideal conditions for training athletes in various sports, especially endurance and outdoor events. Over the years, it has been the training ground for many Olympic athletes, contributing to the nation's success in international competitions. This connection with the Olympics enhances Colorado Springs' identity, merging athletic excellence with its natural beauty and community spirit.

Throughout the late 20th century and into the 21st century, Colorado Springs has continued to expand, attracting technology companies and fostering a diverse economic base. Despite its growth, the city has maintained its connection to its natural surroundings, with a continued focus on outdoor recreation and environmental conservation.

Today, Colorado Springs is known for its unique combination of history, natural beauty, military presence, and vibrant community, making it a significant and dynamic part of Colorado's cultural and economic landscape.

Population & Climate

According to the US Census Bureau, Colorado Springs is the largest city in El Paso County and the second-largest city in the state of Colorado. In July of 2021, the estimated population of Colorado Springs was around 486,248 people, making it one of the most populous cities in the state.

Colorado Springs has a semi-arid climate with four distinct seasons. Here is an overview of the climate characteristics:

Summers are generally warm and dry. High temperatures typically range from the mid 70s to the low 90s Fahrenheit (around 21-28°C). The city receives plenty of sunshine during the summer months.

Winters in Colorado Springs are relatively mild compared to other parts of Colorado, thanks to its lower elevation. However, it still experiences cold weather. High temperatures during the winter months typically range from the 30s to the 50s Fahrenheit (around 0-10°C). Snowfall is common, especially in the nearby Rocky Mountains.

Spring and fall are transitional seasons with mild temperatures. Spring can be quite variable, and fall is generally pleasant with cool evenings.

Colorado Springs receives most of its precipitation in the form of snow during the winter and occasional rain during the rest of the year. The city experiences relatively low humidity, and the air is often dry.

Colorado Springs is situated at a higher altitude, approximately 6,035 feet (1,839 meters) above sea level. This elevation can lead to cooler temperatures and lower air pressure compared to many other cities, which may affect some individuals unaccustomed to such conditions.

Please keep in mind that climate conditions can vary from year to year. For the most accurate and up-to-date information on Colorado Springs' population and climate, I recommend checking with local government sources, weather websites, or the latest census data.

Business & Commerce

Colorado Springs is a diverse and growing city with a variety of major businesses and industries that contribute to its economy. Here are some of the major business sectors in Colorado Springs:

Defense and Military: Colorado Springs is home to several military installations, including the United States Air Force Academy, Fort Carson, Peterson Space Force Base, and Schriever Space Force Base. These installations support a significant defense and aerospace sector, including defense contractors, aerospace companies, and research organizations.

Healthcare and Medical Research: The city has a thriving healthcare and medical research sector. Major medical facilities like UHealth Memorial Hospital, Penrose Hospital, and St. Francis Medical Center serve the region. The presence of the University of Colorado Colorado Springs (UCCS) also contributes to medical research and education.

Technology and Cybersecurity: Colorado Springs has seen growth in the technology and cybersecurity industries. It is home to the National Cybersecurity Center, and there are several tech companies, startups, and data centers in the area.

Tourism and Hospitality: The city's natural beauty, proximity to outdoor attractions like Pikes Peak and Garden of the Gods, and a range of cultural events make tourism and hospitality an essential part of the local economy. Hotels, restaurants, and outdoor recreation businesses are prominent in this sector.

Education and Research: Colorado Springs is home to several educational institutions, including the University of Colorado Colorado Springs (UCCS) and the United States Air Force Academy. These institutions contribute to the local economy and support research activities.

Manufacturing: The manufacturing sector includes companies involved in industries like aerospace, electronics, and machinery. With the city's military and aerospace presence, manufacturing plays a significant role in Colorado Springs' economy.

Retail and Shopping: Retail businesses range from small local shops to larger malls and shopping centers. The city offers a variety of retail options for residents and tourists.

Sports and Recreation: Sports and recreation, including professional and amateur sports teams, outdoor adventure companies, and event management businesses, are essential to the local economy. The city hosts various sporting events and activities.

Renewable Energy: Colorado Springs is actively exploring renewable energy options, including wind and solar power. It's home to research and development efforts in the renewable energy sector.

Nonprofit Organizations: Colorado Springs has a thriving nonprofit sector, serving various community needs, including healthcare, social services, education, and cultural organizations.

Entertainment

Colorado Springs offers a vibrant entertainment scene that caters to a wide range of tastes and interests, including music, arts, food, and notable events. Here's an overview of the entertainment scene in Colorado Springs:

Live Music: The city features various venues that host live music performances, covering diverse genres such as rock, jazz, blues, country, and classical. The Pikes Peak Center and Stargazers Theatre are popular concert venues.

Music Festivals: Colorado Springs hosts music festivals like the MeadowGrass Music Festival and Blues Under the Bridge, which showcase local and national talent.

Arts, Galleries and Museums: The Colorado Springs Fine Arts Center and the Cottonwood Center for the Arts exhibit a wide range of visual arts, including paintings, sculptures, and photography.

Theater: The Colorado Springs Philharmonic and TheatreWorks at the University of Colorado Colorado Springs (UCCS) offer classical music and theater productions. The Millibo Art Theatre and the Ent Center for the Arts also host a variety of theatrical performances.

First Friday ArtWalk: Downtown Colorado Springs hosts a monthly First Friday ArtWalk, where art galleries open their doors for visitors to explore and enjoy local art.

Diverse Dining: The city offers a diverse culinary scene with a wide range of restaurants, from fine dining to food trucks. You can find international cuisine, farm-to-table options, and local craft breweries.

Local Markets: Farmers' markets are held throughout the city, offering fresh produce, artisanal products, and local food vendors.

Food and Drink Festivals: Colorado Springs hosts various food and drink festivals, such as the Pikes Peak Food and Wine Expo and the Colorado Springs Craft Week, celebrating craft beer, spirits, and local cuisine.



Restaurants



PHANTON CANYON
\$\$



BLACK BEAR DINER
\$



PIGLATIN COCINA
\$\$

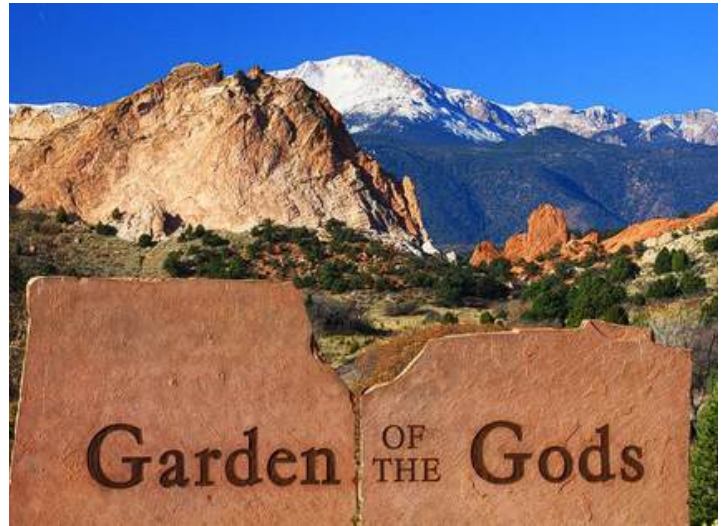


RISTORANTE DEL LAGO
\$\$\$

Things To Do



CHEYENNE MOUNTAIN ZOO
\$\$



GARDEN OF THE GODS
FREE



SEVEN FALLS
\$



COG RAILWAY
\$\$\$

Small Business



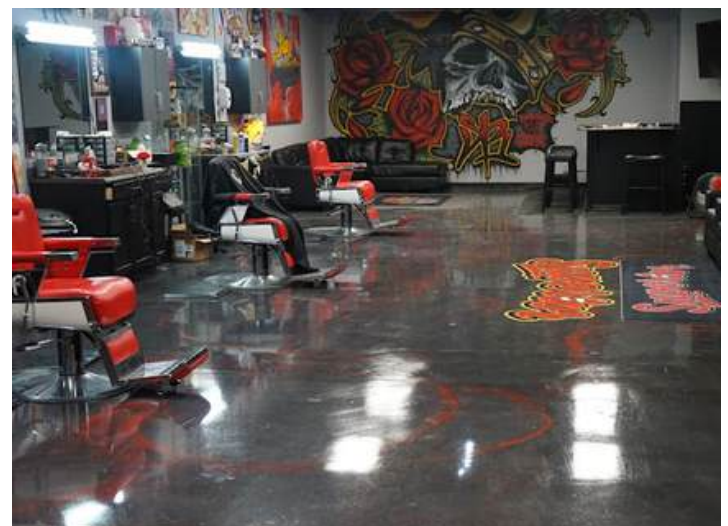
JESSICA VALLIA PHOTOGRAPHY



OXYGEN BAR



BJ'S VELVET FREEZE



SUPERIOR BARBERSHOP

Notable Events

Pikes Peak or Bust Rodeo: A longstanding tradition, this annual rodeo event features bull riding, barrel racing, and other rodeo events.

Territory Days: Held on Memorial Day weekend, Territory Days is a historical and family-friendly event with live music, vendors, and Wild West reenactments.

Colorado Springs Labor Day Liftoff: This Labor Day festival includes hot air balloons, music, and family-friendly activities.

Colorado Springs Festival of Lights Parade: Held in December, this festive parade marks the beginning of the holiday season with colorful floats, music, and Santa Claus.

Olympic City USA Celebration: Celebrate the city's Olympic heritage with various events, especially during Olympic and Paralympic years, as the United States Olympic & Paralympic Museum is a prominent attraction.

The Sunset Amphitheater, located in the Polaris Pointe development in Colorado Springs, is set to become a luxurious and hospitality-focused music venue. With \$40 million in financing, this state-of-the-art open-air amphitheater will host major touring acts in a stylish and comfortable setting.

Our sports venues include plenty of sports programs through various organizations such as Rocky Mountain Vibes, Weidner Field, I-9 Sports, Memorial Park, and tons more. Visit Colorado Springs offers a vibrant entertainment scene that caters to a wide range of tastes and interests, including music, arts, food, and notable events. Here's an overview of the entertainment scene in Colorado Springs:

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Visit colorado.gov for more information about parks and other city highlights.



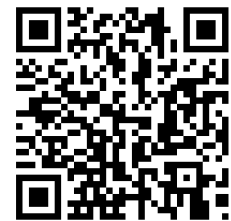
Enjoy beautiful outdoor living 365 days a year...

Colorado Springs is one of the best cities for quality of life. You'll love the clean air, sunny days, outdoor living, and friendly faces.



Get to know our schools

We've created a custom map of all the major school districts around El Paso County so that you can research them on GreatSchools.org. Check the resources here:



[VIEW INTERACTIVE MAP](#)



Schools

Colorado Springs, like many cities, is divided into multiple school districts. The specific school districts serving different areas of Colorado Springs can change, and new districts can be formed over time, so it's essential to verify the current districts with the local educational authorities. Here are some of the major school districts in and around Colorado Springs:

Colorado Springs School District 11: This is the largest and most central school district in Colorado Springs, serving the city's downtown and surrounding areas.

Academy School District 20: This district primarily serves the northern and northwestern parts of Colorado Springs, including the Briargate, Northgate, and Black Forest areas.

Harrison School District 2: Harrison School District 2 covers portions of the southeastern part of Colorado Springs and some neighboring areas.

Widefield School District 3: This district serves the Widefield and Security-Widefield areas in the southern part of Colorado Springs.

Fountain-Fort Carson School District 8: Located in the southern part of Colorado Springs, this district serves the Fountain and Fort Carson communities.

Cheyenne Mountain School District 12: This district primarily serves the southwest part of Colorado Springs, including the Cheyenne Mountain and Broadmoor areas.

Manitou Springs School District 14: This district serves the community of Manitou Springs, just west of Colorado Springs.

Lewis-Palmer School District 38: Located in the northern part of El Paso County, this district serves areas such as Monument and Palmer Lake.

Falcon School District 49: Located on the northeast side of Colorado Springs, this district covers Banning Lewis, Falcon, and Peyton areas.

Please note that there may be additional smaller districts, charter schools, or specialized educational programs in the area. It's important to check with the specific school or school district's official website or contact them directly for the most up-to-date information regarding school district boundaries and enrollment requirements. Boundary lines and district names can change over time, so it's crucial to verify the current information if you are considering moving to or within Colorado Springs.



Benefits of Living in Colorado Springs

Consistently named one of the “best cities to live in” by Forbes, Business Insider, Livability, Bank Rate, and more!

- ▶ We have an airport 20 minutes from downtown
- ▶ Far less traffic than major cities like Atlanta or Denver
- ▶ Lots of hiking and things to do for free outdoor
- ▶ Short drives to Denver, Pueblo, Monument, Castle Rock, Manitou Springs, and Old Colorado City
- ▶ Cost of living here is lower for large cities
- ▶ Jobs are plentiful
- ▶ Modest tax rates
- ▶ Several military bases in the area
- ▶ The weather is beautiful most of the year



Where do you want to live?

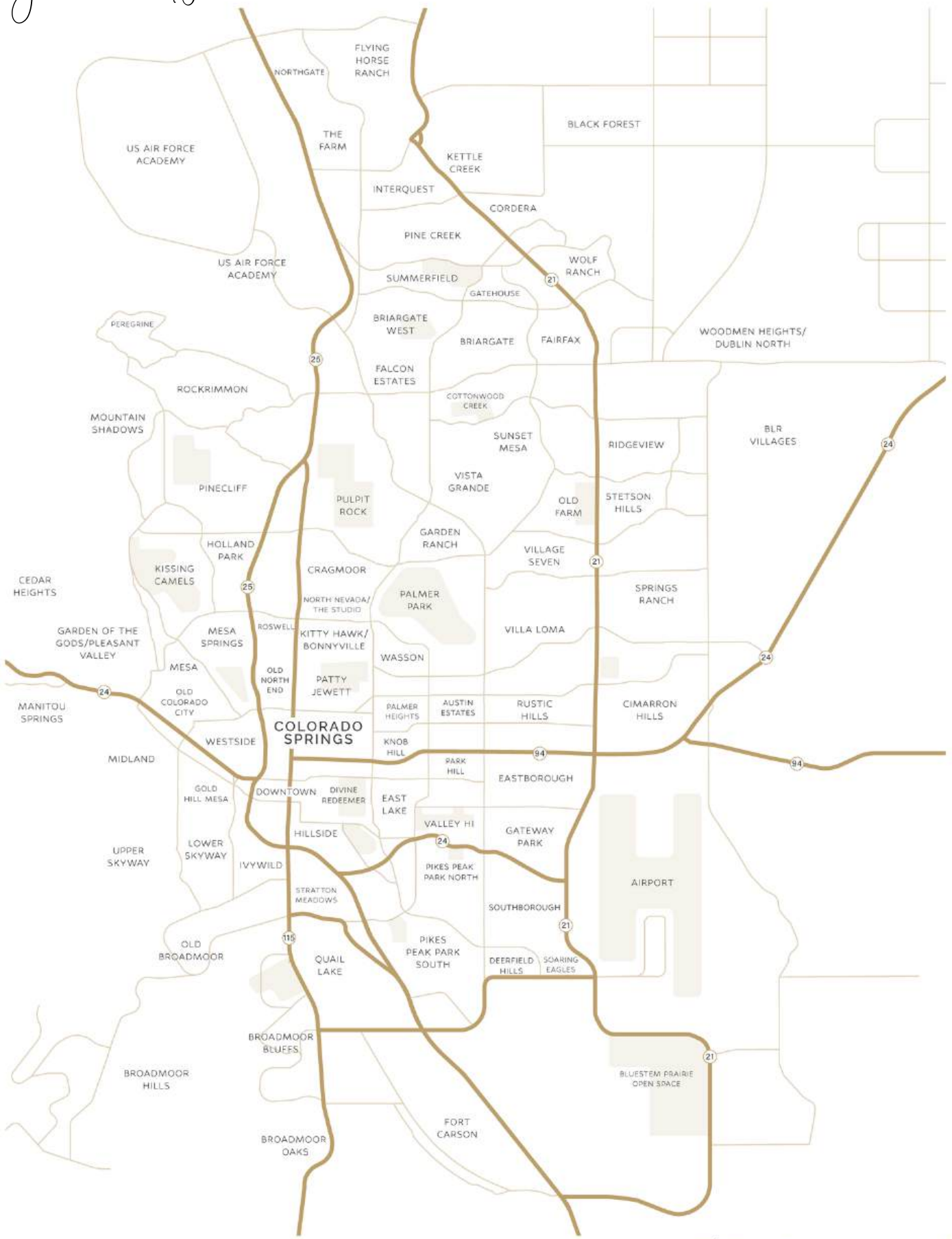
What matters most in your future home? Do you want to live by the mountains? Do you like an urban environment where you can walk everywhere? Looking for the top communities?

Watch the playlist below to learn more about the different areas around Colorado Springs.



[HTTPS://BIT.LY/NEIGHBORHOODSCOS](https://bit.ly/neighborhoodscos)

Neighborhoods



Colorado Springs Neighborhoods

Discover which neighborhood best suits your needs!



DOWNTOWN

Urban environment, walk everywhere, 100+ year old homes.



CENTRAL

Close to shopping, busyness, closer to action, established homes.



WESTSIDE

Close to shopping, more historic/vintage area, homes built in the mid 1800's.



SOUTHWEST

Affordable living near luxury living. Mountains and trees, more homes with character.



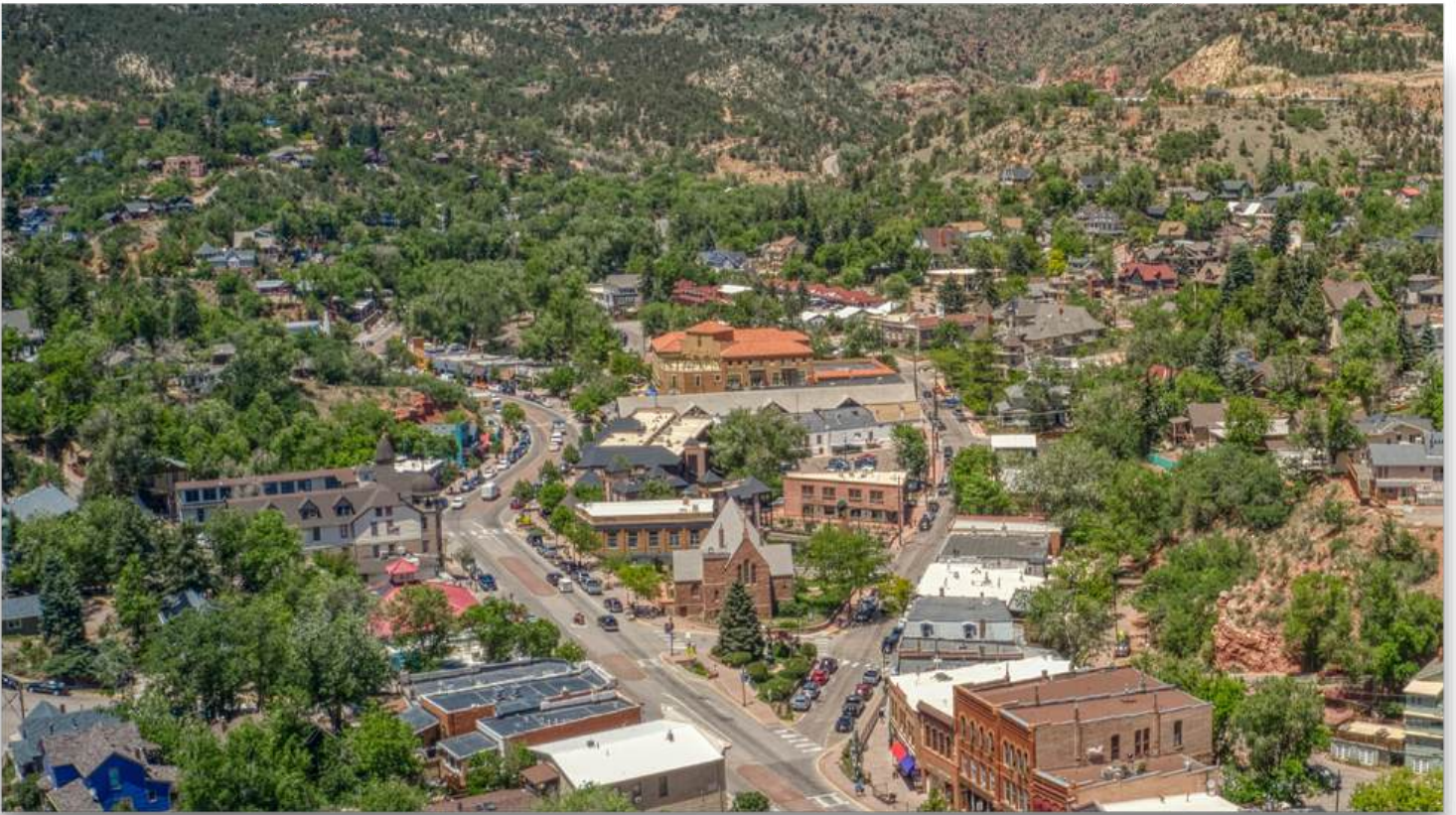
MANITOU SPRINGS

More quaint homes with unique style and interesting shops with character.



SOUTHEAST

Near Colorado Springs Airport, Peterson Space Force Base.



Want to live near trees and mountains??

One of the most popular reasons why people move to Colorado Springs is the mountain views. Check out this video on homes for sale with mountain views.

[WATCH THE VIDEO](#)

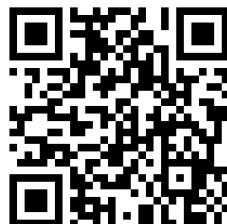




Looking for luxury homes?





Colorado Springs is #1 of the top ten cities with the biggest homes. With the average square footage being 2,760, it makes sense why people love the Springs for big homes.

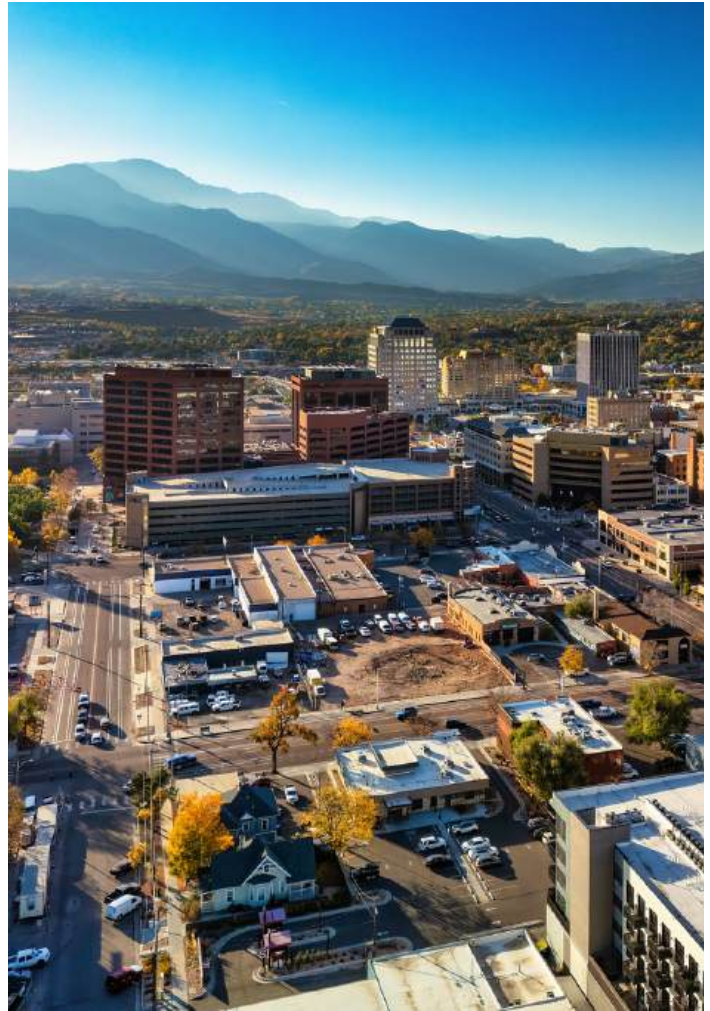
[Learn MORE](#)



COLORADO SPRINGS

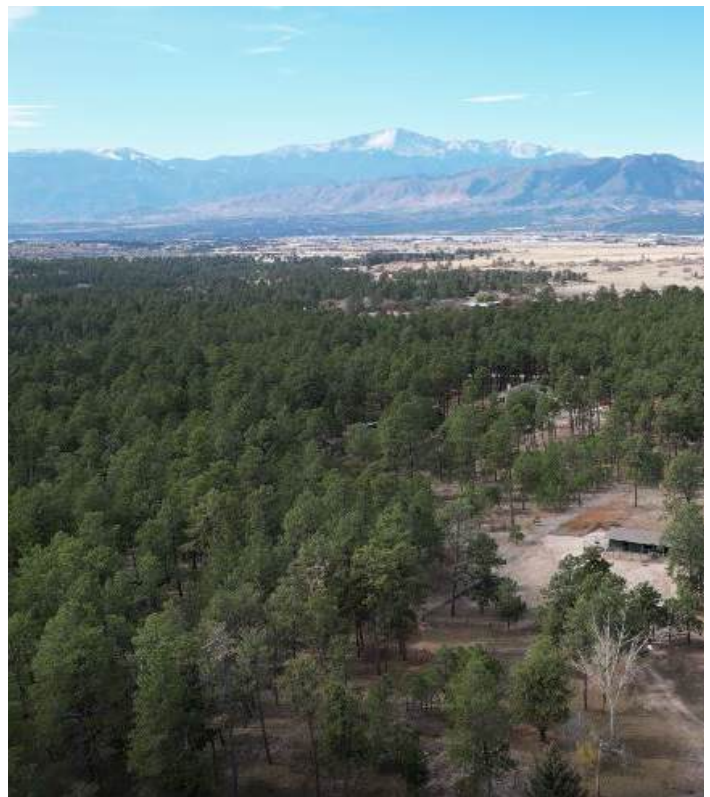
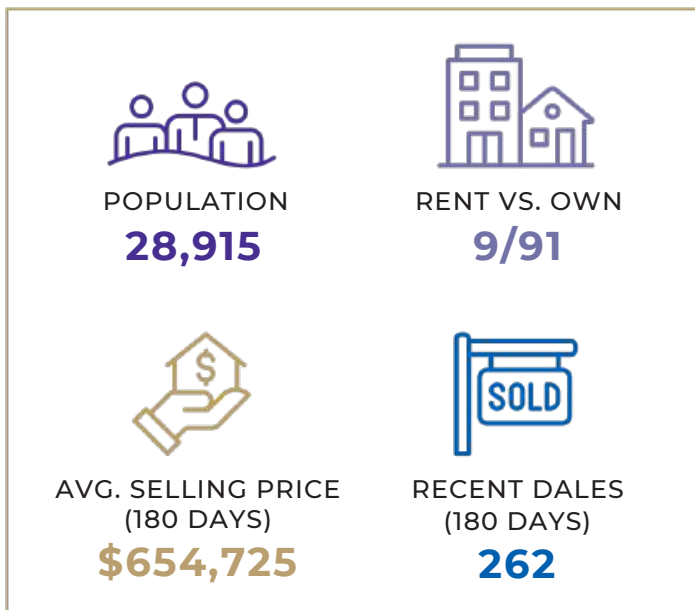
In the friendly area of Colorado Springs you'll be in good company with around 484,234 residents with around 60% of those homeowners. With an average age of 34, Colorado Springs has a fairly young population filled with young professionals, new parents, and new homeowners. Over the recent months roughly 2,936 homes have been sold with an average sold price of \$498,336. That is a decrease of \$20,557 from the previous period.

 POPULATION 48,234	 RENT VS. OWN 40/60
 AVG. SELLING PRICE (180 DAYS) \$498,336	 RECENT DALES (180 DAYS) 2936



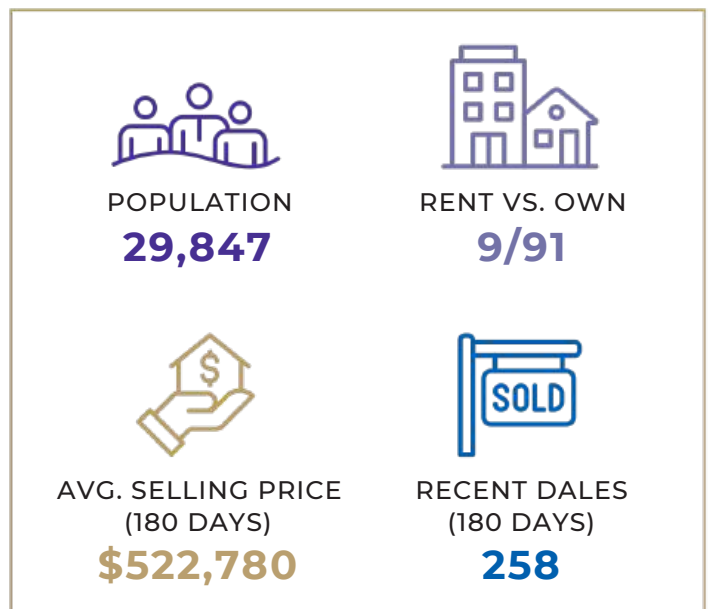
BLACK FOREST

In the friendly area of Black Forest you'll be in good company with around 28,915 residents with around 91% of those homeowners. With an average age of 39, the residents of Black Forest are well established, made up of families of all age groups. Though fairly kicked back throughout the week, during weekends and holidays, you can see a lot more activity and excitement. Over the recent months roughly 262 homes have been sold with an average sold price of \$654,725. That is an increase of \$6,577 from the previous period.



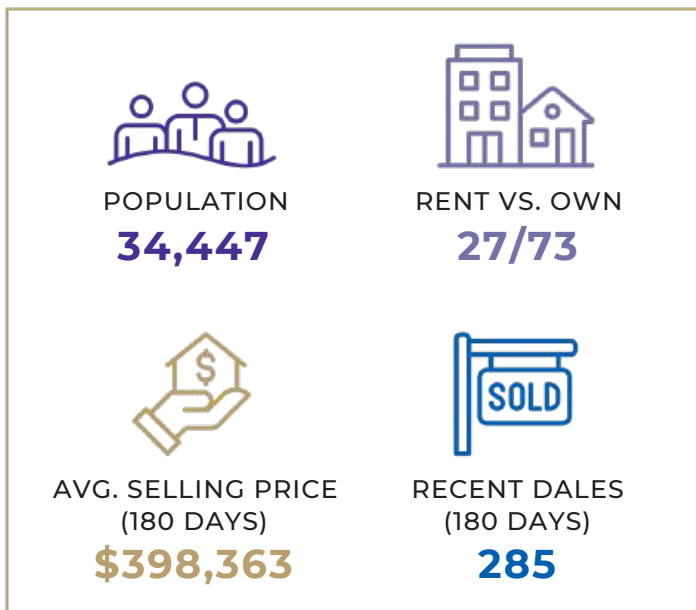
FALCON

In the friendly area of Falcon you'll be in good company with around 29,847 residents with around 92% of those homeowners. With an average age of 37, the residents of Falcon are well established, made up of families of all age groups. Though fairly kicked back throughout the week, during weekends and holidays, you can see a lot more activity and excitement. Over the recent months roughly 258 homes have been sold with an average sold price of \$522,780. That is an increase of \$4,872 from the previous period.



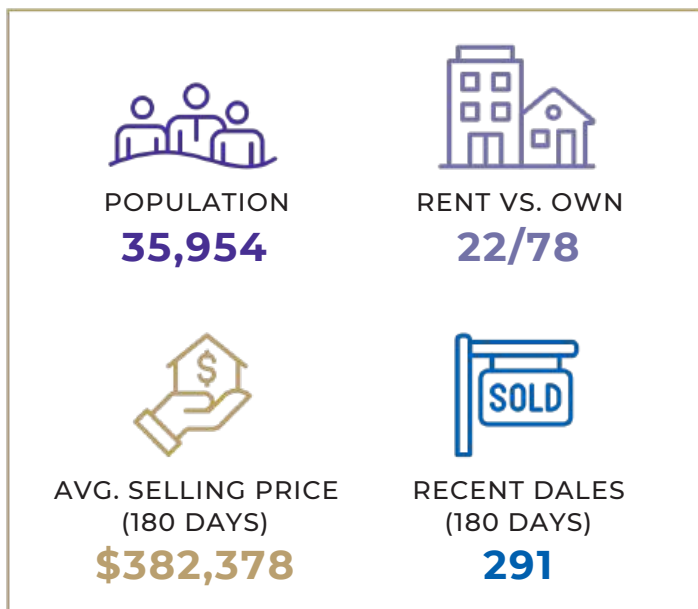
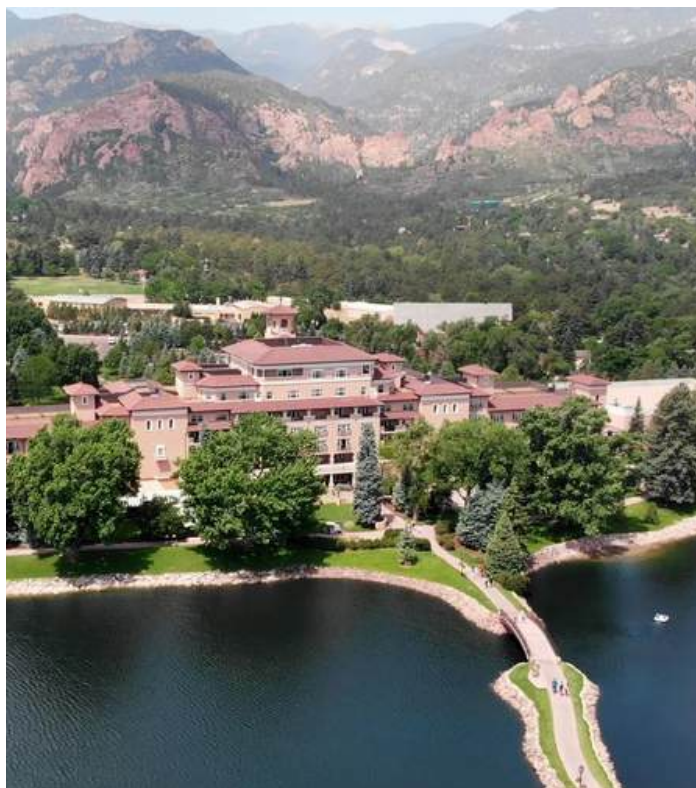
BROADMOOR

In the friendly area of Fountain you'll be in good company with around 34,447 residents with around 74% of those homeowners. With an average age of 31, Fountain has a fairly young population filled with young professionals, new parents, and new homeowners. Over the recent months roughly 285 homes have been sold with an average sold price of \$398,363. That is an increase of \$8,445 from the previous period.



MANITOU SPRINGS

In the friendly area of Widefield you'll be in good company with around 35,954 residents with around 79% of those homeowners. With an average age of 34, Widefield has a fairly young population filled with young professionals, new parents, and new homeowners. Over the recent months roughly 291 homes have been sold with an average sold price of \$382,378. That is a decrease of \$4,756 from the previous period.



Hospitals

We have several hospitals in Colorado Springs and more in the surrounding areas including:

[UCHealth Memorial Hospital North](#)

[UCHealth Memorial Hospital Central](#)

[Centura Penrose Hospital](#)

[Centura St Francis Hospital](#)

[Children's Hospital](#)

[Peak View Behavioral Health](#)

Please contact your healthcare provider .

REALTOR®

Colorado Springs



Hi! My name is Iris Burton.

If you're buying or selling real estate in Colorado Springs I'll help you make your move and find the perfect home for you. I am a real estate agent helping buyers and sellers in El Paso County. I've been working in real estate since 2014. I began at the front desk helping Colorado Springs agents sell their clients' homes here. My mission in life is to help you build wealth through homeownership and make that next move.

Whether you are relocating to the Colorado Springs or surrounding areas, buying your first home, selling to "rightsize" your current home, work on clearing some debt, or helping you learn how to get your finances in order to make that next move, I want to support you! Life is up to us. Sometimes, we're just not sure where to start.

Are you ready?

Relocation Checklist

4-5+ months out

- Hire/schedule movers
- Prepare to register for schools
- Get rid of things you never use
- Start collecting boxes (ask your local retail stores)
- Collect packing paper for dishes
- Hire/Schedule movers
- Start looking for homes with Iris 😊

2-3+ months out

- Organize your vital documents
- Pack non-essential items
- Update insurance policies
- Find healthcare/pet care
- Obtain copies of school records/transcripts
- Schedule vaccines or obtain records
- Final local doctor appointments
- Final local dentists appointments

Weeks out or at arrival

- Update your address in [USPS](#)
- Register your vehicle at the [DMV](#)
- [Register](#) to vote
- Set up cable
- Set up Internet
- Set up Trash/Recycle Services
- Set up phone services

Utilities/Water Companies

- [Colorado Springs Utilities](#)
- [Black Hills Energy](#)
- [Woodmoor Water & Sanitation](#)
- [Widefield Water & Sanitation](#)
- [Cherokee Metropolitan District](#)
- [Fountain Utilities](#)

Recommended Trash/Recycle

- [Infinite Disposal](#)
- [SOCO Waste](#)

Notes

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Home Services We Connect

 ELECTRICITY We shop the top rated electric companies to find the best deals for you.	 TV Connect today and get quality family entertainment at a low price.	 INTERNET Get online immediately with internet that fits your families lifestyle.
 PHONE National and international plans for your home or business.	 SECURITY Protect your family and home with a security system for peace of mind.	 INSURANCE Get competitive rates from a top rated insurance provider.
 GAS Let us connect you with your gas provider, stress free.	 MOVERS Highest rated movers at affordable prices.	 MOVING SUPPLIES No matter what moving supply you're looking for, we got you covered.

plus many more...



Helping you make your move.

Let us help you find your next home.
We make it easier. Contact me today for
any real estate inquiries.

Now offering virtual showings!
Schedule yours today.

Email at iris@livingthesprings.homes
Call 719.496.0331

www.livingthesprings.homes