



COLORADO SPRINGS NEIGHBORHOOD GUIDE



Presented by *The Marquez Group*

TABLE OF CONTENTS

Welcome to our Colorado Springs Neighborhood Guide. Our real estate team specializes in relocation. We're always here to help and answer questions. Utilize the links below to see detailed information on our website.

- ["Pros and cons of Living in Colorado Springs"](#)
- [Is an HOA community right for you?](#)
- [Click here for a detailed map of Colorado Springs neighborhoods](#)
- [Click here to explore our Home Buyer Guide](#)
- [Sign up for listing alerts](#)
- [Need an agent? Read what our clients say about us.](#)
- [Subscribe to our Colorado Springs YouTube Channel](#)
- [Find Your Perfect Neighborhood](#)
- [Where to find New Construction in Colorado Springs](#)
- [North](#)3
- [Northwest](#)5
- [Northeast \(Woodmen-Powers Corridor\)](#)7
- [East](#)9
- [Central](#)10
- [West](#)11
- [Southwest](#)12
- [Other Areas](#)13
- [A note from your Real Estate Team](#).....16
- [How to Contact us](#)17

NORTH

Homes in the northern part of Colorado Springs range in price from \$400,000 into the millions, with an average price of \$811,000.

[Click here to browse homes for sale in this part of town](#)

Neighborhoods include:

- **Palmer Lake** – Once a health and resort town, Palmer Lake is located three miles northwest of Monument on Highway 105. Part of the Tri-Lakes community, Palmer Lake features both new homes and those dating back to the turn of the century. Palmer Lake’s quaint downtown is also home to a vibrant arts community and the Tri-Lakes Center for the Arts.
- **Monument** – Also part of the community of Tri-Lakes, Monument was founded in 1871. Located just off I-25 and convenient to Denver and Colorado Springs, Monument offers a unique combination of suburban growth standards in an area that has retained its rural charm. Monument is home to excellent schools as well as local businesses and retail centers.
- **Wakonda Hills** – This neighborhood is located between Monument and Palmer Lake.
- **Red Rock Ranch** – West of Monument and just south of Palmer Lake, Red Rock Ranch is situated on gently sloping, tree and scrub oak-covered land that forms the foothills of Rampart Range. Large, estate-sized land parcels are available.
- **Shiloh Pines** – Situated on a ridge and bordered by Pike National Forest to the south, the heavily treed sites of Shiloh Pines are located west of Monument.
- **Woodmoor** – This country club community north of Colorado Springs offers an 18-hole golf course, tennis courts and swimming pool. Properties of less than an acre to 40+ acres are available. Lots are heavily treed and have beautiful views of the mountains.
- **Bent Tree** – Located east of Woodmoor, Bent Tree is a 400-acre development featuring custom building sites on 2-1/2 to 6 acres. The gently rolling, wooded land provides beautiful views of Pikes Peak and the Air Force Academy.



NORTH (CONTINUED)

- **Gleneagle** – Across from the north entrance to the Air Force Academy, Gleneagle is a custom home community enjoying a stunning panoramic view of the surrounding mountains. Dotted with scrub oak and gorgeous views of the Air Force Academy and Pikes Peak, the area features the Gleneagle Golf Club with its 18-hole championship golf course, tennis courts and swimming pool. There are also four townhome villages located within the community.
- **Northgate** – Also east of the Air Force Academy, Northgate is just north of Colorado Springs. This golf-course community offers Front Range views similar to those offered by Gleneagle.
- **Black Forest** – Most of the homes in the Black Forest area are located on approximately five acres and are only minutes away from the “hustle and bustle” of town. Here you find wonderful views of the mountain range, city lights and pine forest. Recreation includes an equestrian center, a 240-acre county park off Shoup and Milam Roads and the 320-acre Fox Run Park off Rollercoaster Road.
- **Fox Run** – Fox Run is 103-plus acre development situated 10 miles east of I-25 on Baptist Road. Like other areas east of I-25, it offers breathtaking mountain views. A great thing about this neighborhood is that in some parts you are allowed to have chickens (HOA dependent), and even better, you are close to shopping while you are still living either on large lots or in the trees.
- **Flying Horse** - Flying Horse is a newer subdivision, with many large luxury homes and wonderful amenities. The adjacent Golf Course, health club and club houses provide many activities--all with fabulous views. Homes start in the low 400's and go up into the millions. Flying Horse North is their new filing featuring large, wooded lots in Black Forest.
- **The Farm** - A newer masterplanned community that focuses on open spaces, trails, and a brand new rec center opening Summer 2020.
- Other neighborhoods include Forest View, Happy Landing Estates, Kingswood, Pleasant View Estates, Regency Park, Sun Hills, Tall Pine Estates, and Vista Clara Villas.



NORTHWEST

Homes in the northwestern part of Colorado Springs range in price from \$300,000 to \$1.2 million, with an average price of \$590,000.

[Click here to browse homes for sale in this part of town](#)

Neighborhoods include:

- **Pinecliff** – North of Garden of the Gods Road and west off I-25 is a lovely treed area in the bluffs with beautiful views. The developed area includes the upper reaches of the canyon ridge, as well as the valley.
- **Mountain Shadows** – located in the western foothills and bordered by the Flying W Ranch and Garden of the Gods. It offers larger treed lots with fantastic views of the foothills and close proximity to many high-tech companies. The master plan incorporates an integration of parks and trail systems.
- **Peregrine** – This area west of Rockrimmon is home to the 500-acre mountain convent of the Sisters of St. Francis as well as beautiful homes. The Upper Peregrine and Hunters Point areas offer spectacular views of the Front Range and the city.
- **Woodmen Oaks** – North of Woodmen Road about one mile west of the I-25. This scenic area features 60-foot sandstone “hoodoos,” or pillars of eroded sedimentary rock.
- **Woodmen Valley** – Situated north of Woodmen Road, Woodmen Valley has county-maintained roads, wells and septic systems (except in Thunderbird Estates and Pine Creek Estates). Lots are considerably larger than usual and horses may be allowed. There is a nice mixture of pine trees, scrub oak and meadows.
- **Holland Park** – Moderately priced, well established family neighborhood. Convenient to major traffic arteries and to the developing high-tech corridor along Garden of the Gods Road.



NORTHWEST (CONTINUED)

- [Kissing Camels](#) – A prestigious neighborhood overlooking Garden of the Gods. It features a controlled-access entrance and the Garden of the Gods Club. Kissing Camels is home to many established homes, but there is new construction as well.
- **Oak Valley and Pinon Valley** – Located along Centennial Boulevard, this area features city lots and family atmosphere adjacent to park land. Convenient to Garden of the Gods and the high-tech corridor.
- **Rockrimmon** – The Rockrimmon area, northwest of I-25 and Rockrimmon Boulevard, has a convenient location to many major high-tech employers. It offers spectacular scenery and spacious homes nestled along the bluffs.
- Other neighborhoods include Comstock Village, Discovery, Point of the Pines, Tamarron, and Twin Oaks.

[CLICK HERE TO BROWSE HOMES FOR SALE
IN THIS PART OF TOWN](#)



NORTHEAST

Homes in the this part of Colorado Springs range in price from \$350,000 to \$1.4 million with an average price of \$667,000.

[Click here to browse homes for sale in this part of town](#)

Neighborhoods include:

- Forest Meadows & The Trails at Forest Meadows - A smaller community with privacy fences, walking trails, parks, dog park and community charter school in the neighborhood. Homes built in the late 2014 and up.
- Shiloh Mesa - Another smaller community with privacy fencing, walking trails and homes built in 2013 and up. Close to a lot of new retail, convenience stores and a new city funded outdoor park
- Chapel Ridge - A north central community of custom homes near Pine Creek Golf Course and Briargate Business Campus. It is easily accessible via I-25 northeast of the Briargate interchange (exit 151). This area features spectacular views of the Front Range.
- Briargate - Master-planned community directly east of I-25 and Academy Boulevard. Briargate's 10,000 acres of planned development features a full scope of housing from single family detached homes to apartments and townhomes with a wide range of styles and prices. Each of the various neighborhoods in Briargate are identified with perimeter fencing and limited road access to provide for safe and pleasant living environments.
- Pine Creek - Offers 976 acres of rolling hills and plains integrated with the greens of Pine Creek Golf Course. The community consists of single-family, luxury patio and semi-custom homes.
- Falcon Estates, Columbine and Brookwood Estates - These areas offer home sites zoned for horses. Water is from wells and sewage is septic. Homes were built mainly in the 1970s and roads are maintained by the county. Falcon Estates seems almost rural, but it's pretty much in the middle of town. A great place to live with large lots for all kinds of fun.
- Erindale - Located on one of the many bluffs with private treed lots and views of the front range. One side has older, smaller homes. The other side also has older homes but they tend to be larger custom homes among lovely, mature trees.

NORTHEAST (CONTINUED)

- [Charter Greens](#) - A clean-air community, its 164 homes feature natural gas appliances and conservation landscaping. The community overlooks Pine Creek Golf Club and has incomparable mountain views. East of Hwy. 83, access is via Lexington off Old Ranch Rd.
- [Wolf Ranch](#) - Master-planned community that offers meticulously groomed parks, walkways and bike trails. Amenities and community events galore. [Click here for a video tour of Wolf Ranch.](#)
- [Cordera](#) - Also a master-planned community that is thoughtfully designed to offer excellent amenities such as an extensive trail system, cul-de-sac streets, storybook-themed parks, the Grand Lawn Park, a top-notch landscaping program, high architectural standards, and the state-of-the-art Community Center. [Click here for a video tour of Cordera.](#)
- Other neighborhoods include Anderosa, Dakota Ridge, Hunters Ridge, Pulpit Rock Park, Sundown, and Yorkshire.

[CLICK HERE TO BROWSE HOMES FOR SALE
IN THIS PART OF TOWN](#)



EAST

Homes in the this part of Colorado Springs range in price from \$250,000 to \$850,000 with an average price of \$488,000.

Homes for sale in this area

Neighborhoods include:

- **Rustic Hills** – Best known as a diversified neighborhood with some acre-plus sites that allow horses on the property. This area is in town, but has the feeling of being in the country.
- **Austin Estates, Knob Hill and Prospect Park** – These areas consist of older homes and established neighborhoods.
- **Eastborough, Park Hill, and Pikes Peak Park** – These neighborhoods contain very affordable homes and are conveniently located near many of the city's larger employers.
- **Stetson Hills** – Stetson Hills is east of Powers Boulevard and Barnes Road.
- **Cimarron** – Located just north of Peterson AFB and east of Powers Boulevard. A family-oriented neighborhood featuring a variety of newer and older homes.
- **Constitution Hills** – A mid 1980's community between Powers corridor and Marksheffel.
- **Village Seven, Villa Loma, Vista Grande and Garden Ranch** – These well-planned, older communities were built in the 1960s and 1970s and offer a mix of ranch, bi- and tri-level homes. Centrally located, these neighborhoods are close to parks, retail and all major travel routes.
- **Banning Lewis Ranch** - Master-planned community offering a variety of new build options and amenities.
- **Powers** – Features reasonably-priced homes with modestly-sized lots and amenities geared toward families. It is close to Schriever Air Force Base, the Colorado Springs Airport and major travel arteries.
- Other neighborhoods include Aspen Valley, Candlewood, Conover, Heathercrest, Homestead, Paseo, Solar Ridge, and Starwatch.

CENTRAL

Homes in the this part of Colorado Springs range in price from \$249,000 to \$1.9 million with an average price of \$499,000.

Homes for sale in this area

Neighborhoods include:

- **Cragmor** – This neighborhood, located adjacent to the University of Colorado at Colorado Springs, offers established areas in moderate price ranges.
- **Wasson, Patty Jewett and Divine Redeemer** – These neighborhoods consist of several established subdivisions built within the last 25 years. A public golf course is nearby along with neighborhood schools.
- **Colorado Springs Country Club** – This is an area of primarily custom homes adjacent to the private Colorado Springs Country Club, which offers golf, tennis and swimming. It features rolling hills and curved streets and is near Palmer Park with its picnic areas, hiking and biking trails, and horseback riding.
- **Downtown** – Downtown offers homes ranging from small bungalows to Victorian mansions. Just north of the downtown business district and surrounding Colorado College are beautiful, turn-of-the-century mansions.
- **St. Andrews** – Custom and semi-custom homes on 67 acres with the rocky bluffs of Palmer Park forming a scenic natural barrier on the development's eastern side. Between Austin Bluffs and Circle east of Union Boulevard.
- **Old North End** - This area features tree-lined streets and Victorian-era homes. It's a lovely part of town with large, magnificent residences (most of which have been painstakingly restored)
- Other neighborhoods include Benmore Terrace, Bonnevile, Columbia, Hastings, Prospect Lake, and Verona Heights.



WEST

Homes in the this part of Colorado Springs range in price from \$330,000 to \$2+ million with an average price of \$700,000.

[Homes for sale in this area](#)

Neighborhoods include:

- [Manitou Springs](#) - Manitou is nestled in a canyon and many of the homes have been built into the mountainside. This required quite a bit of architectural and engineering ingenuity. This is also the reason why there are hardly two homes alike in Manitou Springs, and it contributes to Manitou Springs' very unique character.
- [Old Colorado City](#) - OCC has developed into a location where you can stroll up and down Colorado Avenue to window shop and enjoy a bit of the small-town vibe without the tourist flair that Manitou Springs has. It would be a challenge to find two homes that are the same.
- [Gold Hill Mesa](#) - Master-planned community that utilizes the European concept of life - focusing on community and engagement. The developer set out to create a place where community thrives by using Traditional Neighborhood Design concepts such as: pedestrian-friendly streets, plenty of green space, and walkable access to local activities, recreation, restaurants, offices, and shops.



SOUTHWEST

Homes in the this part of Colorado Springs range in price from \$280,000 to \$8 million with an average price of \$884,000

Homes for sale in this area

Neighborhoods include:

- **Cheyenne Mountain Ranch** – Located at the base of Cheyenne Mountain, this 3,000-acre community encompasses mesas, foothills, and valleys and features more than 25 established neighborhoods with homes for every taste and budget. Surrounding the Country Club of Colorado and near the Broadmoor Resort, the community is noted for its beautiful landscaping and quiet, residential streets that symbolize the quality of the area. Homes are available in almost all price ranges.
- **Cheyenne Meadows and Cheyenne Hills** – This area located just east of Highway 115 offers homes built in the 1970s and 1980s.
- **Skyway** – An upscale community high in the foothills just north of the famous Broadmoor Resort. Surrounded on three sides by city and county parks, this area features custom-built homes with spectacular views.
- **Broadmoor** – One of the most prestigious areas in the region, the Broadmoor features many of the homes built years ago by wealthier citizens of Colorado Springs. The famous Broadmoor Resort is the focal point of the area, which has larger homesites and cluster homes surrounding the Broadmoor's golf courses.
- **Broadmoor Bluffs, Broadmoor Hills, Penhurst Park and Broadmoor Oaks**– Just south of the Broadmoor area, these four neighborhoods host idyllic settings in the shadow of Cheyenne Mountain. This area features custom and semi-custom homes with magnificent vistas of the city lights. Home construction in these communities is restricted to natural products and must follow the natural contours of the land. Open spaces are preserved along the sloping ground between homes.
- Other neighborhoods include The Boulders, Broadmoor Knolls, Broadmoor Mesa, College View Estates, Crosstrail, Dorchester, Gentry, Neal Ranch, Penhurst Park, Spring Grove, and Wedgewood Park.

OTHER AREAS

- Calhan

Situated in the open plains of Eastern Colorado and resting at 6,508 feet above sea level, Calhan is the highest non-mountain incorporated town in the country. Calhan is home to a wide range of recreational opportunities, from the El Paso County Fairgrounds to Paint Mines Interpretive Park.

- Falcon

Since 1888, Falcon has been home to those wanting to escape the city life. The diverse topography is made up of rolling grasslands dotted with densely treed areas, “watering holes” and prolific wildlife. Falcon captures the hearts of those wanting to live on the open range, but with modern amenities. With a rapid growth rate, the Falcon area is expanding at an impressive speed even by Colorado standards. Large scale communities like Meridian Ranch and Banning Lewis Ranch are helping to fuel this fast-paced growth. Schools, housing and commercial activities are keeping pace and there is active consideration to take the necessary steps to incorporate Falcon as a city and growing suburb of Colorado Springs. Like the open spaces from which it came, Falcon is a place of never ending possibilities.

- Fountain

With its front-range vista, Fountain has a climate with long stretches of sunny days and semi-arid mild temperatures. It also has an abundance of quality of life amenities. On a daily basis, residents can choose to enjoy a leisure or adventurous lifestyle with recreational activities including hiking, biking, golfing, hunting, fly fishing or horseback riding. Fountain has coupled the wide-open character of its old west roots with responsible planning for measured growth and infrastructure development. Its mission is to build a sustainable community that is not only focused on the future, but in preservation of its beautiful historical landscape. Fountain is one of the few remaining places where housing is not only affordable, but also offers a variety of selection. You can choose from planned neighborhoods with distinctive charm, to rural land acres for custom homes and expansive lifestyle living. With a strong military presence in the area, the community has a high commitment to education. The Fountain-Fort Carson District 8 school system has received many awards, including the “Leadership in Learning Award” given to outstanding school districts in the United States for excelling in student achievement. Fountain also strives to cultivate an entrepreneurial spirit in support of small business development through its alliance with the Fountain Valley Chamber of Commerce.

OTHER AREAS (CONTINUED)

- Security & Widefield

Security was established in 1953 and was so named to make prospective residents feel safe. Widefield came into being in the mid-1960's when Widefield Homes began construction of this high-density housing development. Security/Widefield comprises the largest unincorporated area in Colorado. Today, these communities are experiencing significant growth that could potentially triple the numbers of homesteads over the next 20 years. Widefield School District 2 serves the Security/Widefield communities and takes on several key functions normally performed by municipal governments. The school district manages the Community Center (Widefield Community Education and Recreation Services), oversees the Security Public Library and has built trails and parks in the area for the citizens of the school district. Its students enjoy a wide variety of curriculum choices in up-to-date facilities with low student-teacher ratios. Planning for the district is a key component of success as it positions itself to meet the demands that come with the future growth expectations.

- Green Mountain Falls

The westernmost town in El Paso County, Green Mountain Falls is a small mountain town cozied up on the side of Pikes Peak. Just 15 miles from Colorado Springs, living in Green Mountain Falls offers the perks of a quiet mountain town with access to the job market and amenities of the nearby city.

- Woodland Park

Surrounded by the Pike National Forest, but just 18 miles west of Colorado Springs, Woodland Park is an ideal Rocky Mountain gateway town with fresh air and beautiful mountain scenery. The largest town in Teller County, tourism primarily fuels the Woodland Park economy, with plentiful options for lodging, camping, recreation and dining.



WRAPPING UP

Remember, our team specializes in relocation to Colorado Springs and we are always here to help.

[Click here to request your Listing Alerts](#)



A HEARTFELT THANK YOU

We are so thrilled by the opportunity to work together. Our hope is that this guide has provided you with a deeper understanding of our vision, values, process, and how our collaboration together will unfold.

If you have any further questions as we move forward, please feel free to give us a call or shoot us an email anytime.

As you begin the process of buying a home, know that we understand the importance of the journey ahead. We are here to alleviate stress from the experience and provide results that truly exceed your expectations.

Vanessa & Ricky Marquez



STAYING CONNECTED

always available

OUR REAL ESTATE BUSINESS IS BUILT ON THE CONCEPT OF PUTTING YOUR NEEDS FIRST. THAT MEANS WHENEVER YOU HAVE A QUESTION OR NEED SUPPORT, WE ARE HERE.



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