

CITY COUNCIL REGULAR SESSION



Project Manitou –
Authorization to Dispose of Surplus City
Property

Jessie Kimber, Director, Economic Development Department

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Troy Stover, Business Park Development Director, Peak Innovation Park

PROJECT OVERVIEW



- The purchaser is a major national bottling manufacturer covering a significant territory of the American West with over 7,200 employees
- The company serves over 31 million consumers across 13 western states
- Fee simple transaction for +/- 50 Acres
- Constructing a manufacturing facility comprising of at least two (2) buildings and ancillary structures of no less than 500,000 SqFt in total
- Estimated Capital Investment: \$475M

SITE LOCATION



OVERVIEW



- Purchase price will be greater than or equal to fair market value
- In compliance with the existing master developer agreement / Real Estate Manual
- Closing is anticipated for: End of February 2026
- Construction is anticipated to commence: Mid-March 2026
- FAA land release is currently in process and anticipate approval the first week of February

STAFF RECOMMENDATION



- Authorization to dispose of surplus City property in accordance with City Charter § 1-20 to Project Manitou at the Colorado Springs Airport, specifically in Peak Innovation Park.

QUESTIONS

Thank you!

