

PIKES PEAK PLAYBOOK · RELOCATION GUIDE

All About the Pikes Peak Region

From the high plains east of Colorado Springs to the gold-camp towns on the far side of Pikes Peak, this region packs city amenities, mountain living and big open space into about an hour's drive.

This guide is the big-picture tour. The Neighborhood Breakdown and City Snapshots go area by area when you're ready to narrow the map.

THINK IN ELEVATION BANDS

The region climbs from about 5,500 feet in Fountain to over 9,000 feet in Divide and Cripple Creek. Every 1,000 feet changes snowfall, utilities, insurance and drive times — more than the ZIP code does.

~768,000

RESIDENTS

El Paso + Teller counties · ACS 2020–24

14,115 ft

PIKES PEAK SUMMIT

"America's Mountain"

5

MILITARY INSTALLATIONS

Army, Space Force, Air Force

25.6M

VISITORS IN 2025

Visit COS

THE LAY OF THE LAND

The region sits where the Great Plains meet the Front Range. Colorado Springs spreads across the foothills at about 6,000 feet; to the east, prairie stretches toward Falcon, Peyton and Calhan. To the west, US 24 climbs Ute Pass to Woodland Park, Divide and Florissant, and Highway 67 continues to Cripple Creek and Victor.

A SHORT HISTORY

The area is the ancestral homeland of the Ute people. Colorado City was founded in 1859; General William Jackson Palmer founded Colorado Springs in 1871 as a resort town, and the Cripple Creek gold rush followed in the 1890s. A trip to the top of Pikes Peak in 1893 inspired Katharine Lee Bates to write "America the Beautiful."

CLIMATE

Four seasons, three climates.

Elevation drives the weather here. NOAA 1991–2020 normals from three stations show how much it changes in a short drive.

STATION	ELEVATION	JAN AVG HIGH / LOW	JULY AVG HIGH / LOW	SNOW / YEAR	PRECIP / YEAR
Colorado Springs	6,035 ft	43° / 18°	85° / 57°	39"	16.5"
Monument (Palmer Divide)	6,975 ft	41° / 16°	82° / 53°	111"	22.0"
Florissant Fossil Beds	8,402 ft	39° / 5°	79° / 42°	59"	15.0"

WINTER

Snow comes in storms and often melts within days in the city. Mountain areas hold snow longer; Monument Hill and Ute Pass see the most winter driving challenges.

SPRING & SUMMER

Spring is the snowiest season in many years. Summer brings warm days, cool nights and afternoon thunderstorms — and hail, which is why roof age matters.

FALL

Usually dry and mild, with aspen color in the high country from mid-September into early October.

GETTING AROUND

Roads, airports and drive times.

ROUTE	WHAT IT CONNECTS	KNOW THIS
I-25	Fountain → Colorado Springs → Monument → Denver	Monument Hill can close briefly in winter storms; peak traffic toward Denver.
US 24 (west)	Colorado Springs → Manitou → Woodland Park → Divide → Florissant	Two-lane stretches; winter conditions up Ute Pass.
US 24 (east)	Colorado Springs → Falcon → Peyton → Calhan	Heavy peak-hour traffic near Falcon.
Highway 67	Divide → Cripple Creek; Woodland Park → north	Mountain road; allow extra time in winter.
Airports	Colorado Springs Airport (COS) in the city; Denver International (DEN) about 90 miles north	COS is minutes from much of the east side.

LIVING HERE

Work, health and learning.

The Pikes Peak Economy Breakdown covers jobs in detail. Here's the short version.

ECONOMY

- Defense & space: Fort Carson, Peterson and Schriever SFBs, Cheyenne Mountain, USAFA
- Healthcare and education are the largest civilian employers
- Tourism: 25.6M visitors spent \$3.1B in 2025

HEALTHCARE

- UCHealth Memorial hospitals
- CommonSpirit Penrose-St. Francis
- Children's Hospital Colorado, Colorado Springs
- UCHealth Pikes Peak Regional Hospital, Woodland Park

EDUCATION

- About 17 public school districts across the two counties — boundaries follow the address
- UCCS, Colorado College, Pikes Peak State College
- U.S. Air Force Academy

OUTDOORS & CULTURE

Why people stay.

SIGNATURE PLACES

- Garden of the Gods — free, and a National Natural Landmark
- Pikes Peak Highway and the Broadmoor Manitou & Pikes Peak Cog Railway
- Manitou Incline, Cheyenne Mountain Zoo, North Cheyenne Cañon
- U.S. Olympic & Paralympic Museum
- Mueller and Eleven Mile state parks; Paint Mines; Florissant Fossil Beds

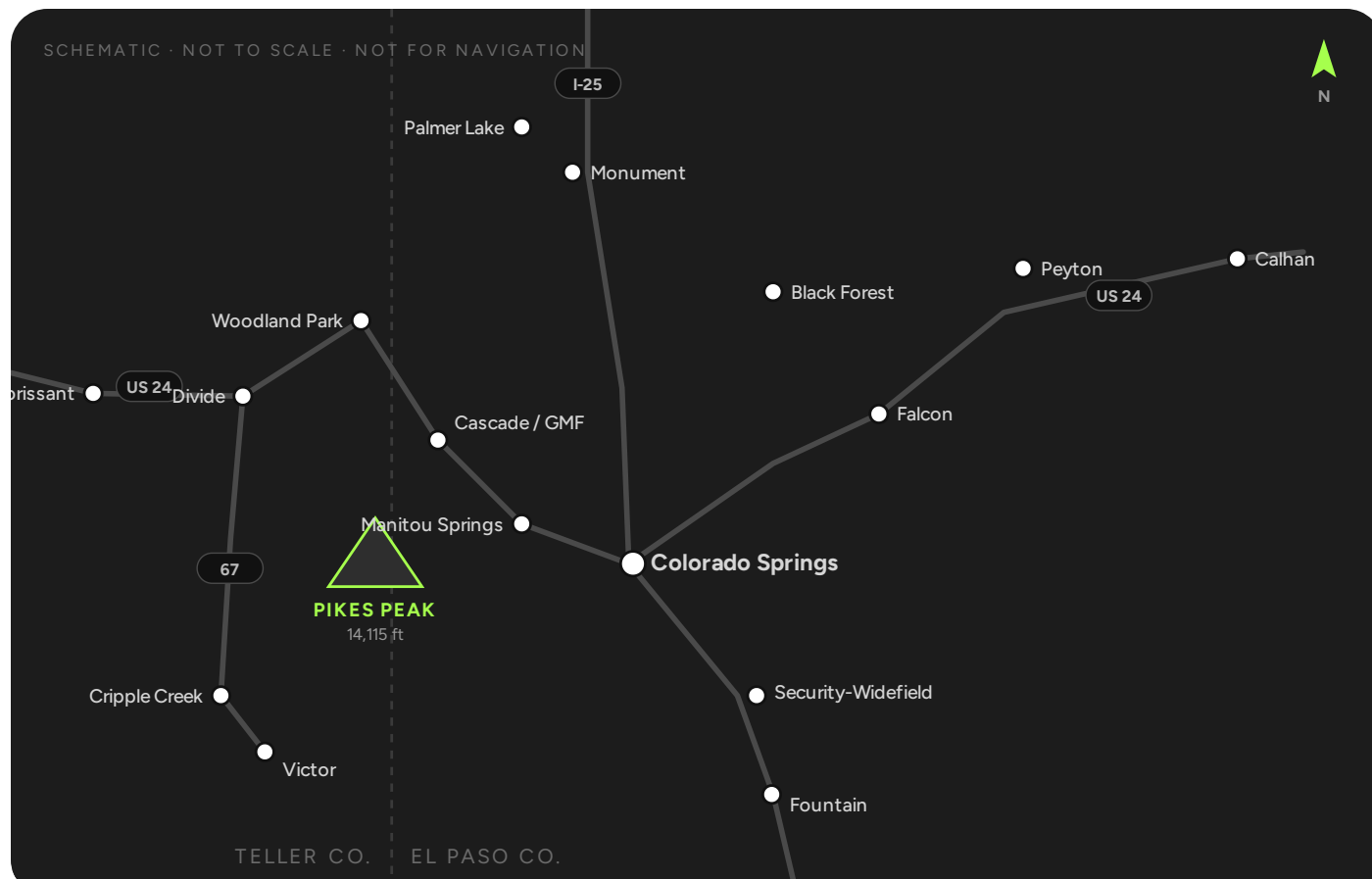
ANNUAL TRADITIONS

- Broadmoor Pikes Peak International Hill Climb (June)
- Pikes Peak Ascent & Marathon (August)
- Colorado Springs Labor Day Lift Off balloon festival
- El Paso County Fair in Calhan (July)
- Fall color drives along Highway 67 and in the high country

● THE PLAYBOOK AREAS

Fifteen communities, one region.

Every dot below has a profile in the Neighborhood Breakdown and its own City Snapshot.



WHERE TO GO NEXT

- ✓ Neighborhood Breakdown — all 15 areas side by side
- ✓ City Snapshots — four-page deep dives
- ✓ Picking a Neighborhood — a decision framework
- ✓ Pikes Peak Economy — jobs and growth

GOOD TO KNOW

- Colorado has a flat state income tax
- Property taxes are paid in arrears each spring
- Sales tax varies by city — from about 4% to 9%
- Wildfire, hail and water rules shape mountain purchases



● STRATEGY OVER SCRIPT

Want to see the region for yourself? Let's plan a tour that fits your shortlist.

Call or text **719-244-5264** · hello@claycaldwellrealtor.com · ClayCaldwellRealtor.com

Population: U.S. Census Bureau ACS 2020–2024. Climate: NOAA 1991–2020 normals (NCEI station USC00052965; Colorado Springs and Monument via usclimatedata.com). Visitors: Visit COS / Longwoods 2025. History: City of Colorado Springs; Colorado Encyclopedia. Information deemed reliable but not guaranteed. This guide is general guidance, not legal, tax, inspection or financial advice; hire licensed professionals for inspections and consult an attorney or tax advisor for your situation. Clay Caldwell is a real estate broker with Better Homes and Gardens® Real Estate Kenney & Company. Each franchise is independently owned and operated. Equal Housing Opportunity. © 2026 Clay Caldwell Realtor.