

THE 2026 RELOCATION GUIDE

MOVING TO COLORADO SPRINGS

NORTHGATE · FLYING HORSE · BRIARGATE · WOLF RANCH · BROADMOOR · PEYTON

KARIE MCLAIN HOMES

eXp REALTY | LUXURY

WELCOME TO THE PIKES PEAK REGION

HI, I'M KARIE MCLAIN. BEFORE I WAS A REALTOR (WHICH I NEVER PLANNED ON BECOMING), I WAS A MORTGAGE FRAUD INVESTIGATOR AND UNDERWRITER. I SPENT YEARS CATCHING PROBLEMS BEFORE THEY BECAME PROBLEMS, AND THAT IS EXACTLY HOW I HELP PEOPLE MOVE HERE.

I HAVE LIVED IN THE COLORADO SPRINGS AND MONUMENT AREA SINCE 2004. I'M A WIFE, A MOM TO TWO ACTIVE GIRLS (ONE GOLFER, ONE SOCCER PLAYER), AND I BELIEVE LUXURY IS AN EXPERIENCE, NOT A PRICE POINT. MY CLIENTS ARE BUSY PROFESSIONALS, PHYSICIANS, MILITARY FAMILIES AND EXECUTIVES WHO TRUST ME TO HANDLE THE DETAILS SO THEIR LIVES STAY AS UNINTERRUPTED AS POSSIBLE.

THIS GUIDE IS WHAT I WISH EVERY BUYER HAD BEFORE THEIR FIRST VISIT: THE REAL FEEL OF EACH AREA, THE QUESTIONS THAT MATTER HERE, AND THE THINGS MOST PEOPLE LEARN THE HARD WAY. READ IT, MARK IT UP, AND THEN CALL ME. I'LL HELP YOU FIGURE OUT WHERE YOU FIT.

WARM REGARDS,
KARIE

COLORADO SPRINGS AT A GLANCE

495K	6,035 FT	~LE JOUR le jour 467K
CITY POPULATION, 2025 EST.	ELEVATION	MEDIAN SALE, MID 2026 (REDFIN)

COLORADO SPRINGS IS THE SECOND LARGEST CITY IN COLORADO, AT THE FOOT OF PIKES PEAK. IT IS HOME TO FORT CARSON, PETERSON SPACE FORCE BASE, SCHRIEVER SPACE FORCE BASE, CHEYENNE MOUNTAIN SPACE FORCE STATION AND THE U.S. AIR FORCE ACADEMY, SO MANY BUYERS CHOOSE A NEIGHBORHOOD BY THEIR BASE OR HOSPITAL FIRST.

NORTH COLORADO SPRINGS TO THE AIR FORCE ACADEMY	ABOUT 10 MINUTES
NORTH COLORADO SPRINGS TO PETERSON SFB	ABOUT 20 MINUTES
NORTH COLORADO SPRINGS TO FORT CARSON	ABOUT 30 MINUTES
PEYTON AND FALCON TO SCHRIEVER SFB	ABOUT 10 TO 16 MINUTES
COLORADO SPRINGS TO DENVER INTERNATIONAL AIRPORT	ABOUT 90 MINUTES

APPROXIMATE, OUTSIDE RUSH HOUR. AS A MILITARY RELOCATION PROFESSIONAL I MAP DRIVE TIMES TO YOUR EXACT GATE.

PICK YOUR VIBE

IF YOU WANT THIS. LOOK HERE

PRIVATE GOLF AND A CLUB LIFESTYLE

FLYING HORSE, BUILT AROUND THE CLUB AT FLYING HORSE AND ITS TOM WEISKOPF COURSE.

NEWER HOMES CLOSE TO I-25

NORTHGATE AND THE INTERQUEST AREA ON THE NORTH END OF THE CITY.

ESTABLISHED HOMES, PARKS AND SHOPPING

BRIARGATE, A LARGE NORTH SIDE MASTER PLAN.

TRAILS, POOLS AND COMMUNITY CENTERS

WOLF RANCH AND CORDERA IN THE NORTHEAST.

FOOTHILL HOMES AND HISTORIC CHARM

THE BROADMOOR AREA AT THE BASE OF CHEYENNE MOUNTAIN.

ACREAGE AND ROOM TO SPREAD OUT

PEYTON AND FALCON TO THE EAST, INCLUDING MERIDIAN RANCH.

WALKABLE AND HISTORIC

DOWNTOWN AND OLD COLORADO CITY.

A SHORT DRIVE TO SCHRIEVER

PEYTON AND FALCON, ABOUT 10 TO 16 MINUTES FROM MANY ADDRESSES.



AREA 1

FLYING HORSE AND NORTHGATE

80921	D20	PRIVATE
ZIP CODE	MOSTLY ACADEMY DISTRICT 20	CLUB AT FLYING HORSE

FLYING HORSE: A MASTER PLANNED GOLF COMMUNITY BUILT AROUND THE CLUB AT FLYING HORSE, A PRIVATE CLUB WITH A TOM WEISKOPF COURSE. FLYING HORSE NORTH, TO THE NORTH, OFFERS ESTATE LOTS AND CAN FALL IN D20 OR LEWIS-PALMER D38 DEPENDING ON THE LOT.

NORTHGATE: THE NORTHERNMOST PART OF THE CITY ALONG I-25, MOSTLY BUILT FROM THE LATE 1990S ON, WITH INTERQUEST MARKETPLACE SHOPPING AND QUICK ACCESS TO THE ACADEMY.

KNOW BEFORE YOU BUY: MANY HOMES IN THESE AREAS SIT IN METRO DISTRICTS. I PULL THE CURRENT AND MAXIMUM LEVY AND HOA BUDGETS SO THE MONTHLY COST IS CLEAR.

> KARIE'S PICK
>
> DINNER AT THE STEAKHOUSE AT FLYING HORSE. IT IS OPEN TO THE PUBLIC AND MADE FOR LINGERING. PRIME25 NORTH AND PAMELA'S AT HOTEL POLARIS, WITH VIEWS OF THE ACADEMY, ARE CLOSE BY TOO.



AREA 2

BRIARGATE

80920	D20	1970S+
ZIP CODE	ACADEMY DISTRICT 20	ESTABLISHED MASTER PLAN

THE FEEL: A LARGE NORTH SIDE MASTER PLAN WITH ESTABLISHED HOMES, MATURE TREES, PARKS, TRAILS AND PLENTY OF SHOPPING AND DINING.

HOMES: A WIDE RANGE OF AGES AND SIZES, FROM ESTABLISHED TWO STORY HOMES TO NEWER POCKETS, WHICH MAKES IT A FLEXIBLE PLACE TO START A SEARCH.

KNOW BEFORE YOU BUY: ROOF AGE AND HAIL HISTORY MATTER ON OLDER HOMES, AND SOME POCKETS HAVE HOAS WHILE OTHERS DO NOT. I CHECK BOTH.

> KARIE'S PICK
>
> JOHN VENEZIA COMMUNITY PARK IS AMAZING: PAVILIONS, PICNIC AREAS, A SPLASH PARK, SPORTS FIELDS AND ACCESS TO THE BRIARGATE TRAIL.

AREA 3

WOLF RANCH AND CORDERA

80924	D20	NEWER
ZIP CODE	ACADEMY DISTRICT 20	MASTER PLANNED

THE FEEL: NEWER MASTER PLANNED COMMUNITIES IN THE NORTHEAST WITH TRAIL SYSTEMS, POOLS AND COMMUNITY CENTERS.

HOMES: MOSTLY NEWER CONSTRUCTION AND RECENT RESALE FROM REGIONAL AND NATIONAL BUILDERS, WITH A RANGE OF SIZES AND LOT TYPES.

KNOW BEFORE YOU BUY: METRO DISTRICT LEVIES AND HOA DUES FUND MANY OF THE AMENITIES. I MAKE SURE YOU KNOW BOTH NUMBERS, AND I COMPARE NEW CONSTRUCTION INCENTIVES AGAINST RESALE VALUE.

AREA 4

THE BROADMOOR AREA AND SOUTHWEST

80906	D12	FOOTHILLS
ZIP CODE	CHEYENNE MOUNTAIN DISTRICT 12	CHEYENNE MOUNTAIN

THE FEEL: ESTABLISHED FOOTHILL HOMES AROUND THE BROADMOOR AT THE BASE OF CHEYENNE MOUNTAIN, CLOSE TO THE CHEYENNE MOUNTAIN ZOO, SEVEN FALLS AND NORTH CHEYENNE CAÑON.

HOMES: CUSTOM AND ESTATE HOMES, MANY WITH MATURE LANDSCAPING AND MOUNTAIN VIEWS, PLUS ESTABLISHED NEIGHBORHOODS NEARBY.

KNOW BEFORE YOU BUY: THE FOOTHILLS SIT IN THE WILDLAND URBAN INTERFACE, SO WILDFIRE MITIGATION AND INSURANCE MATTER. STEEP LOTS AND OLDER SYSTEMS DESERVE A CAREFUL INSPECTION.

> KARIE'S PICK
>
> PRIME25 ON SOUTH TEJON FOR A STEAK, OR THE PEPPER TREE FOR A MILESTONE DINNER WITH A VIEW.



AREA 5

PEYTON, FALCON AND MERIDIAN RANCH

~$535K	80831	D49
TYPICAL VALUE, SEPT 2026	PEYTON, FALCON, MERIDIAN RANCH	FALCON DISTRICT 49

THE FEEL: OPEN SPACE, ACREAGE AND ROOM FOR HORSES AND SHOPS EAST OF COLORADO SPRINGS, PLUS MASTER PLANNED LIVING IN MERIDIAN RANCH.

HOMES: NEWER CONSTRUCTION, ACREAGE PROPERTIES AND HORSE PROPERTIES, OFTEN WITH BIG VIEWS OF PIKES PEAK.

KNOW BEFORE YOU BUY: MUCH OF THE AREA IS UNINCORPORATED EL PASO COUNTY. ACREAGE OFTEN MEANS WELLS, SEPTIC AND PROPANE, AND WIND IS PART OF LIFE ON THE PLAINS. I TEST AND QUOTE ALL OF IT.

HOW SCHOOLS WORK HERE

COLORADO SPRINGS IS SPLIT AMONG SEVERAL DISTRICTS, SO THE ADDRESS MATTERS MORE THAN THE NEIGHBORHOOD NAME.

- **ACADEMY DISTRICT 20:** THE NORTH, INCLUDING NORTHGATE, BRIARGATE, FLYING HORSE, WOLF RANCH AND CORDERA (ASD20.ORG)
- **COLORADO SPRINGS DISTRICT 11:** THE CENTRAL CITY (D11.ORG)
- **FALCON DISTRICT 49:** THE EAST SIDE, NOW THE LARGEST DISTRICT IN EL PASO COUNTY (D49.ORG)
- **CHEYENNE MOUNTAIN DISTRICT 12:** THE SOUTHWEST AND BROADMOOR AREA (CMSD12.ORG)
- **HARRISON DISTRICT 2 AND WIDEFIELD DISTRICT 3:** THE SOUTHEAST
- **LEWIS-PALMER DISTRICT 38:** PARTS OF FLYING HORSE NORTH AND THE MONUMENT AREA (LEWISPALMER.ORG)

HOW TO RESEARCH: I CONFIRM THE ASSIGNED SCHOOLS FOR EVERY HOME WITH THE DISTRICT BEFORE YOU WRITE AN OFFER. VISIT THE SCHOOLS, READ EACH DISTRICT'S OWN REPORTS, AND ASK ME FOR THE BOUNDARY MAPS.

WHAT I TELL EVERY BUYER

- **ABOUT THOSE 300 DAYS OF SUNSHINE.** THAT COUNT INCLUDES ANY DAY WITH AN HOUR OF SUN. WEATHER SERVICE STYLE COUNTS PUT IT CLOSER TO 245 CLEAR OR PARTLY CLOUDY DAYS, WHICH IS STILL A LOT.
- **HAIL.** SUMMER STORMS BRING HAIL, AND ROOF AGE AND MATERIAL AFFECT INSURANCE. I CHECK ROOF HISTORY ON EVERY HOME.
- **SNOW MELTS FAST.** STORMS COME AND GO, AND THE DRY CLIMATE MAKES WINTERS MILDER THAN MOST PEOPLE EXPECT.
- **WILDFIRE IN THE FOOTHILLS.** WEST SIDE AND FORESTED NEIGHBORHOODS NEED DEFENSIBLE SPACE AND EARLY INSURANCE QUOTES.
- **BASE TRAFFIC.** GATE TIMES AND RUSH HOUR CHANGE YOUR COMMUTE. CHOOSE BY YOUR BASE OR HOSPITAL FIRST.
- **RADON.** COMMON ACROSS COLORADO. TESTING IS INEXPENSIVE AND MITIGATION IS ROUTINE.
- **ALTITUDE.** AT OVER 6,000 FEET, DRINK WATER, WEAR SUNSCREEN AND GIVE YOURSELF A FEW DAYS.
- **METRO DISTRICTS.** MANY NEWER COMMUNITIES CARRY AN EXTRA LEVY. I GET THE NUMBER BEFORE YOU FALL IN LOVE.

WHAT THINGS REALLY COST HERE

THE LIST PRICE IS ONLY PART OF THE PICTURE. THESE ARE THE COSTS I CHECK ON EVERY HOME SO YOUR TRUE MONTHLY NUMBER IS CLEAR BEFORE YOU WRITE AN OFFER.

METRO DISTRICTS

MANY NEWER COMMUNITIES SIT INSIDE A METRO DISTRICT THAT ADDS A MILL LEVY TO YOUR PROPERTY TAXES TO PAY FOR ROADS, WATER AND AMENITIES. COLORADO REQUIRES SELLERS OF NEW HOMES TO DISCLOSE THE CURRENT AND MAXIMUM LEVY. I PULL THOSE NUMBERS ON RESALE HOMES TOO.

HOA DUES AND COVENANTS

DUES AND RULES VARY WIDELY, FROM NONE ON ACREAGE TO FULL SERVICE COMMUNITIES WITH POOLS AND TRAILS. I GET THE BUDGET, COVENANTS AND ANY PENDING ASSESSMENTS BEFORE YOU COMMIT.

WATER AND SEWER PROVIDERS

THE PIKES PEAK REGION HAS MANY WATER PROVIDERS, AND RATES AND TAP FEES DIFFER BY ADDRESS. SOME ACREAGE HOMES RUN ON PRIVATE WELLS AND SEPTIC INSTEAD.

HOMEOWNERS INSURANCE

WILDFIRE RISK AND HAIL BOTH AFFECT INSURANCE COST AND AVAILABILITY. I GET EARLY QUOTES DURING YOUR INSPECTION WINDOW SO THERE ARE NO SURPRISES AT CLOSING.

UTILITIES AT ALTITUDE

HEATING MATTERS AT 6,000 TO 7,500 FEET. I ASK SELLERS FOR RECENT UTILITY HISTORY SO YOU CAN PLAN FOR WINTER.

LIFE IN COLORADO SPRINGS

GET OUTSIDE

- GARDEN OF THE GODS
- RED ROCK CANYON OPEN SPACE
- NORTH CHEYENNE CAÑON AND SEVEN FALLS
- THE MANITOU INCLINE
- PIKES PEAK HIGHWAY AND THE BROADMOOR MANITOU AND PIKES PEAK COG RAILWAY

AROUND TOWN

- DOWNTOWN COLORADO SPRINGS AND OLD COLORADO CITY
- CHEYENNE MOUNTAIN ZOO
- U.S. OLYMPIC AND PARALYMPIC MUSEUM
- THE BROADMOOR

ON THE CALENDAR

- MEMORIAL DAY WEEKEND: TERRITORY DAYS IN OLD COLORADO CITY
- LATE JUNE: PIKES PEAK INTERNATIONAL HILL CLIMB
- LABOR DAY WEEKEND: LABOR DAY LIFT OFF BALLOONS IN MEMORIAL PARK
- FALL: ASPEN DRIVES AND AIR FORCE FOOTBALL
- HOLIDAYS: ELECTRIC SAFARI AT THE CHEYENNE MOUNTAIN ZOO AND LIGHTS AT THE BROADMOOR

KARIE'S PICKS

DOWNTOWN: SUSHI ROW FOR SUSHI ON THE PATIO, URBAN EGG FOR BRUNCH, FOUR BY BROTHER LUCK FOR A CHEF DRIVEN NIGHT OUT, AND 503W FOR COCKTAILS AND SMALL PLATES. DATE NIGHT: SUSHIATO, BONNY & READ OR AMBLI. FOR A NIGHT OUT WITH ART: THE WAREHOUSE RESTAURANT & GALLERY.

EVENT DATES CHANGE EACH YEAR. CHECK THE EVENT WEBSITES BEFORE YOU GO.

YOUR 90 DAY MOVE PLAN

90 DAYS OUT

- CALL WITH ME TO TALK THROUGH WHAT YOU WANT AND WHERE YOU FIT
- GET FULLY PREAPPROVED WITH A LENDER WHO KNOWS COLORADO (I'LL INTRODUCE YOU)
- PCS? SHARE YOUR ORDERS AND REPORT DATE SO WE TIME EVERYTHING AROUND THEM
- START YOUR PRIVATE SEARCH: I SEND ONLY THE HOMES WORTH YOUR TIME

60 DAYS OUT

- TOUR IN PERSON, OR ON LIVE VIDEO TOURS IF YOU CANNOT GET AWAY
- WRITE A STRONG OFFER BUILT ON REAL COMPARABLE SALES
- INSPECTIONS, WELL AND SEPTIC TESTS, RADON AND INSURANCE QUOTES
- APPRAISAL AND LOAN APPROVAL, MANAGED BY ME BEHIND THE SCENES

30 DAYS OUT

- MOVERS, UTILITIES AND WATER TRANSFERS LINED UP
- FINAL WALKTHROUGH, IN PERSON OR ON VIDEO
- REMOTE OR MOBILE CLOSING IF YOU ARE STILL OUT OF STATE
- KEYS IN HAND, AND MY LIST OF LOCAL FAVORITES FOR YOUR FIRST WEEK

BUYING FROM A DISTANCE? MOST OF MY RELOCATION CLIENTS BUY BEFORE THEY ARRIVE. I PREVIEW HOMES FOR YOU, TOUR ON LIVE VIDEO, ATTEND INSPECTIONS, AND COORDINATE A REMOTE CLOSING, SO THE MOVE FEELS HANDLED FROM START TO FINISH.

ABOUT KARIE MCLAIN



KARIE MCLAIN IS A MONUMENT, COLORADO REALTOR® AND EMPLOYING ASSOCIATE BROKER WITH EXP LUXURY, RANKED THE #1 INDIVIDUAL AGENT IN MONUMENT BY SALES VOLUME (REALTRENDS VERIFIED 2026, BASED ON 2025 SALES), A TOP 10 INDIVIDUAL EXP REALTY AGENT IN COLORADO (2025) AND A TOP 1% REALTOR® NATIONALLY.

BEFORE REAL ESTATE, KARIE WAS A MORTGAGE FRAUD INVESTIGATOR AND UNDERWRITER. SHE SEES THE PROBLEM IN A TRANSACTION WEEKS BEFORE IT SHOWS UP, AND HER CLIENTS NEVER HAVE TO.

CERTIFIED LUXURY HOME MARKETING SPECIALIST (MILLION DOLLAR GUILD), MASTER CERTIFIED NEGOTIATION EXPERT AND MILITARY RELOCATION PROFESSIONAL.

LET'S TALK THROUGH WHERE YOU FIT

BOOK A CALL: KMCLAINHOMES.COM/BUY · CALL OR TEXT 719-213-7414 · KARIE@KMCLAINHOMES.COM

INSTAGRAM @COLORADOSPRINGSLIFESTYLE

KARIE MCLAIN HOMES, BROKERED BY EXP REALTY, LLC. 1864 WOODMOOR DR, SUITE 215, MONUMENT, CO 80132. EQUAL HOUSING OPPORTUNITY. INFORMATION IS BELIEVED RELIABLE BUT NOT GUARANTEED AND SHOULD BE INDEPENDENTLY VERIFIED. MARKET FIGURES ARE FROM THE SOURCES AND DATES NOTED AND CHANGE OVER TIME. DRIVE TIMES ARE APPROXIMATE AND OUTSIDE RUSH HOUR. CONFIRM SCHOOL ASSIGNMENTS WITH THE DISTRICT. © 2026 KARIE MCLAIN HOMES.