



The Colorado Springs PCS Handbook

OFF-BASE RELOCATION GUIDE



Real Estate, Local Schools,
Employers, and Recreation Activities

Welcome to Colorado Springs

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You've just received your PCS orders and it looks like you're headed to Colorado Springs. That's great news! NextGen Home Group Realty wants to be the first to welcome you to our community. With four main military bases, many veteran-owned businesses, and a supporting sector of defense contractors, Colorado Springs appreciates its military residents. And vice versa. Fort Carson has even been described as one of the "nine best military bases in the U.S. based on lifestyle" due to our city's size, culture, and natural beauty. Colorado Springs isn't just a great place for military members and their families. It's a great destination for everyone.

IN 2023, US NEWS AND WORLD REPORT RANKED OUR CITY AS THE 9TH BEST PLACE TO LIVE IN AMERICA.

In this guide, you'll receive The NextGen Home Group's insider perspective on the Colorado Springs real estate market. Our founder, Jamie Krakofsky, is a veteran himself, and it's his mission to help servicemen and servicewomen like you navigate PCS orders. In fact, it's so much a part of his passion, that he's become a certified MRP.

Keep reading to learn about Colorado Springs' housing market, school districts, major employers, and community activities.





Housing Market Overview

For the past 10 years, Colorado Springs has been considered a “very hot” market. Home prices continue to rise and have nearly doubled since 2012. You might be wondering whether to rent or buy? Here are some quick numbers to help you decide.



Average home sells for \$466,878



Average rental is \$2,500



Current (BAH) housing allowance ranges from \$2469- \$3081 with dependents.
\$1851- \$2829 without dependents

In 2023, the Colorado Springs Business Journal reported that Colorado Springs ranked among the 30 best places to buy a house. Despite record prices, the market is still projected to increase over the next few years. Colorado’s population is still booming and Colorado Springs is a popular destination as Denver continues to outpace many residents.

One of the biggest concerns for military when relocating, is whether or not their home value will rise in the short time they will be stationed here. With a market as hot as Colorado Springs, that's not a problem you'll face.

NextGen's Recommendation:

BUY





Colorado Springs School Districts

School choice is important to all military families with children. Thankfully, Colorado Springs provides families with many options for public, private, and charter schools. To help you determine where you may want to buy a home dependent upon school districts, we've provided a quick list and related map on the following page.

PUBLIC SCHOOLS

Academy District 20

Located on the north side near the Air Force Academy
School Rating A

Falcon District 49

Located on the north east side near Schriever Air Force Base
School Rating C

Cheyenne Mountain School District 12

Located on the west side near Cheyenne Air Force station
School Rating A+

Fountain/Fort Carson School District 8

Located on the south side near Fort Carson
School Rating B+

Colorado Springs District 11

Located in Central Colorado Springs
School Rating B-

Harrison District 2

Located on the south side near Fort Carson and Peterson Air Force Base
School Rating B

Ellicott School District 22

Located on the east side near Schriever Air Force Base
School Rating C

Lewis/Palmer District 38

Located on the very north side near Monument, Air Force Academy
School Rating A

Widefield District 3

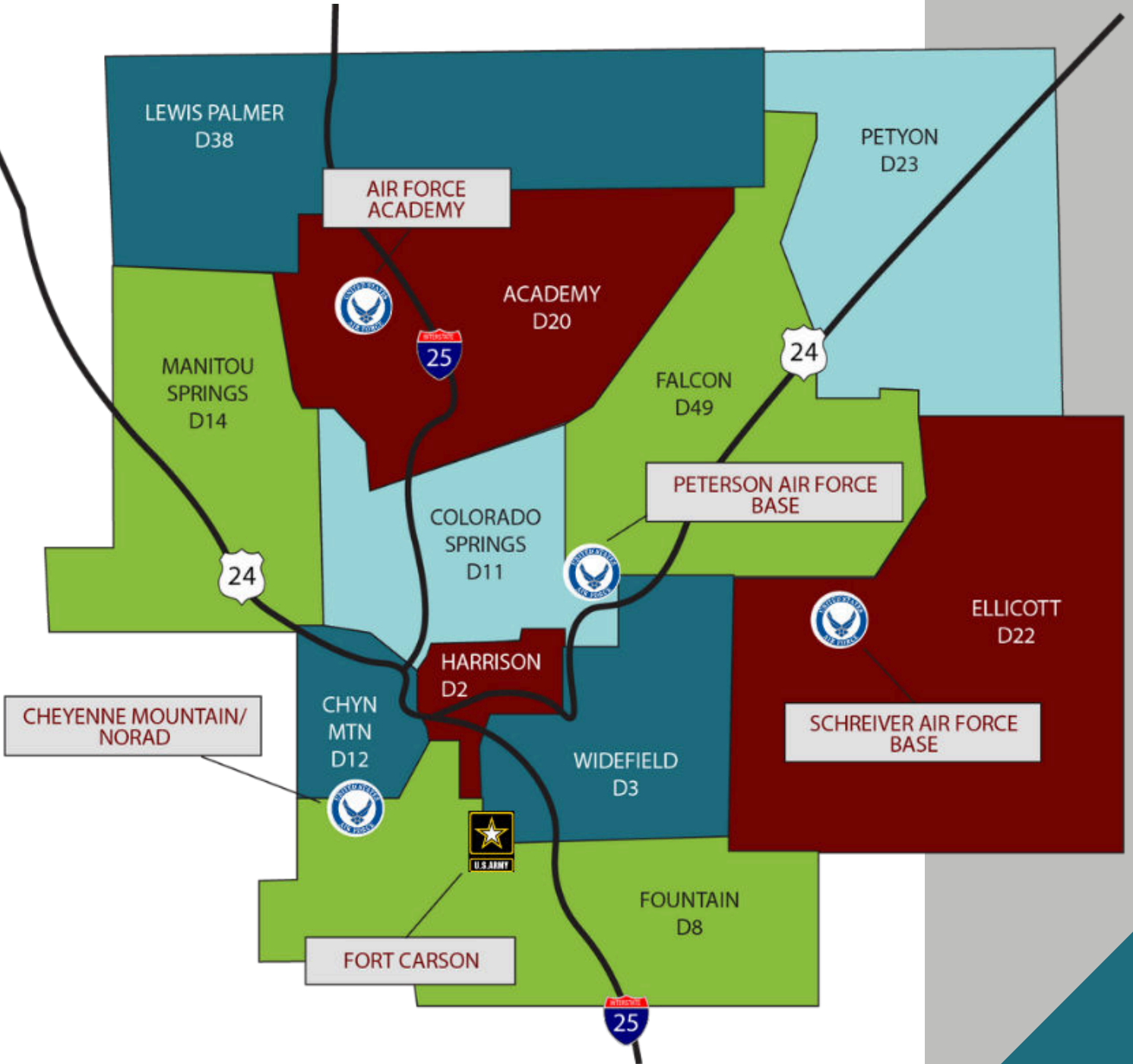
Located on the south side near Peterson and Schriever
School Rating C+





Colorado Springs School Districts

PROXIMITY OF SCHOOL DISTRICTS TO BASES





Colorado Springs School Districts

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CHARTER/PRIVATE SCHOOLS

Colorado Springs has many private and charter schools beyond what is listed here. We have only listed the ones that are close to bases. But if interested in other private or charter options, please contact us and we will happily get you in touch with more information.

The Classical Academy (High School)

Located on the north side near the Air Force Academy

The Vanguard School

Located on the south side near Fort Carson

Thomas McLaren State Charter School

Located in the central part of town near Peterson Air Force Base

Academy for Advanced and Creative Learning

Located on the east side near Garden of the Gods

Rocky Mountain Montessori Academy

Located on the north-central side, east of the Air Force Academy

James Irwin Charter School

Located on the southeast side near Peterson Air Force Base and Schriever Air Force Base



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Major Employers

...for your spouse



A majority of military households depend on two incomes. However, that's easier said than done. When moving to a new city, you can't rely on the old saying, "Finding a job is about who you know."

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We hope this list of major employers will set you in the right direction. Each link will take you to the employer's career page. We recommend reaching out to employers before your move to make the transition as smooth as possible.



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Major Employers



HOSPITALS

With a population closing in on 1 million people, Colorado Springs is home to many major hospitals and medical centers. A great opportunity for nurses, administrators, and applicants looking for service staff positions.

Memorial, Grandview, Penrose-St. Francis*, Penrose*

*Penrose-St. Francis and Penrose Hospital are two, separate hospitals under Centura Health.

COLLEGES AND UNIVERSITIES

Colorado Springs is an educational hub along the Front Range with four major institutions of higher education. Did you know that University of Colorado Colorado Springs was named an El Paso County 2018 Best Place to Work?

University of Colorado Colorado Springs, Pikes Peak Community College, Colorado College, The Airforce Academy

NONPROFITS

One of Colorado Springs's biggest claims to fame is its massive nonprofit sector. It's home to some of the country's most well-known organizations. From supporting sponsor children to feeding families right here in Colorado, there are opportunities for anyone looking to make the world a better place.

Compassion International, Young Life, The Olympic Center, Aspen Pointe, Care and Share Food Bank for Southern Colorado

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Major Employers



TELECOM AND IT

Colorado Springs is beginning to attract major players in the Telecom and IT space. On the one hand, you can work for major players you'd find in any large city. On the other hand, you may be able to land a job with one of the city's more niche software players. Take a look!

[Caption Call](#), [Cherwell Software](#), [BombBomb](#), [Century Link](#)

THE BROADMOOR

The Broadmoor Resort is one of Colorado Springs's most unique landmarks. It is a sprawling, luxury resort located on the southwest side of town. Because of its size, it employs over 3,000 people, making it one of the largest single employers in the city.

[Broadmoor](#)

No. 1 – U.S. News & World Report, "Most Desirable Place to Live"



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Fun and Activities



Colorado Springs is famous for its gorgeous hiking and family-friendly events. You can experience the awe-inspiring red rocks of Garden of the Gods in the afternoon and then sit down for a Guy-Fieri-approved burger at Skirted Heifer downtown.

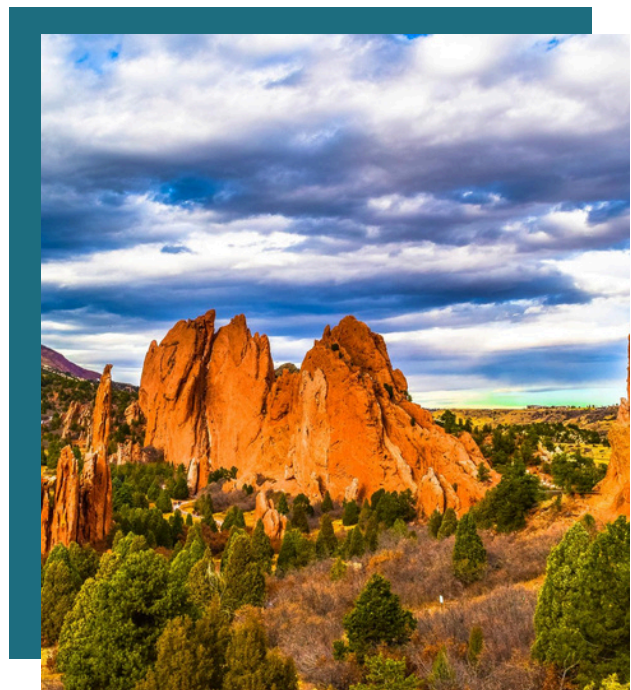


DEDICATED TO THE CITY IN 1909, GARDEN OF THE GODS REMAINS FOREVER “FREE TO THE ENTIRE WORLD.”



Garden of the Gods

One of the most popular attractions in Colorado Springs, Garden of the Gods provides unmatched hiking through ancient red rock formations. Dedicated to the city in 1909, Garden of the Gods remains forever “free to the entire world.”



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Fun and Activities



Sports

Colorado Springs is home to minor league sports teams with loyal, passionate followings. These events are wonderful opportunities to catch a game for a fraction of the price you'd pay for a major league game in Denver. Even better? Military members receive discounts on tickets. Take a look at the local baseball team, the [Rocky Mountain Vibes](#), and the soccer team, [Switchbacks FC](#).



Skiing Military Epic Pass

Don't forget that servicemen and servicewomen receive steep discounts on ski passes. [The Epic Pass](#) runs about \$170 and gives you access to over a dozen resorts in Colorado and across the country. Even better, Colorado Springs is just a 2.5 hour drive from iconic resorts like Breckenridge, Keystone, Copper, and Monarch. Plus, drive the "back way" to avoid that bad Denver traffic.

Challenging Hikes and Trails

Colorado Springs is home to numerous hiking trails of world-renown. One of them being the Manitou Incline. With 2,744 steps, gaining over 2,000 ft in altitude over 1 mile, you're sure to find a challenge here.

The plentiful trails in the surrounding foothills and throughout the city provide access for all levels of difficulty.





Fun and Activities

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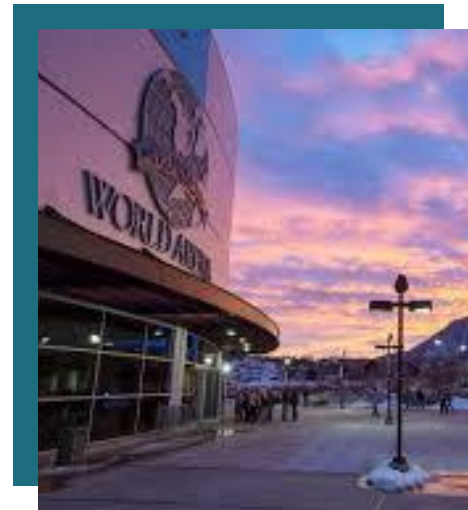


Downtown

Downtown Colorado Springs is seeing a time of real growth and development. It boasts some of the state's best coffee along with unique restaurants, boutiques, and bars. The city government has approved a new soccer stadium and Colorado College is building a new hockey arena on campus. You will always have something to do! In the winter, one of the parks hosts outdoor ice skating and during the summer you can find food trucks and music near the courthouse.

Pikes Peak Center and the Broadmoor World Arena

If you enjoy live music and performances, you're in luck. Colorado Springs hosts a variety of shows at the Pikes Peak Center for the Performing Arts and Broadmoor World Arena. You can catch everything including classical music concerts, theater performances, rock bands, Disney on Ice, and world-class comedians.



Labor Day Ltoff

Every year, Colorado Springs celebrates Labor Day with a hot air balloon festival. It's a fun time for the whole family as you watch over 70 balloons take to the sky on a beautiful September day. You might also stumble upon a donut eating championship and skydiving!

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Welcome to the neighborhood



NextGen Home Group wants to be the first to welcome you to Colorado Springs. With a rich military background ourselves, we understand the unique concerns of the military community. Hopefully this guide has eased some of your anxiety about moving to a new city.

We've been there. We know. We can help.

We know moving requires planning and logistics. That's especially true for PCS orders. You need to find a real estate agent with integrity. Because spouses might not be able to attend showings in person, you also need someone who prioritizes excellent communication. You might not know which local lenders are best for military home financing. There are so many aspects to consider. The easy solution...

Find a local expert to help you through the entire process.



At NextGen Home Group, we have a team of agents ready to assist you with any unique needs.



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Welcome to the neighborhood



Our founder, Jamie Krakofsky, and COO, Darren Williams, specialize in serving the real estate needs of servicemembers. As a certified MRP, they are able to answer your questions related to:

- Local financing
- Home inspectors
- Contractors and renovators
- VA loans
- Virtual tours and digital fulfillment

Looking for local experts?

[SEE OUR RECOMMENDATIONS](#)



How can we help you?

From your first home showing to your last unpacked box, here's to a stress free home buying process. Through it all, the NextGen Home Group is your friendly, go-to resource for your Colorado Springs move.

NextGen Home Group

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