

COUNTY RD 3A

CAÑON CITY, CO 81212



Colorado Springs
Commercial



BILLBOARD INCOME IN PLACE →

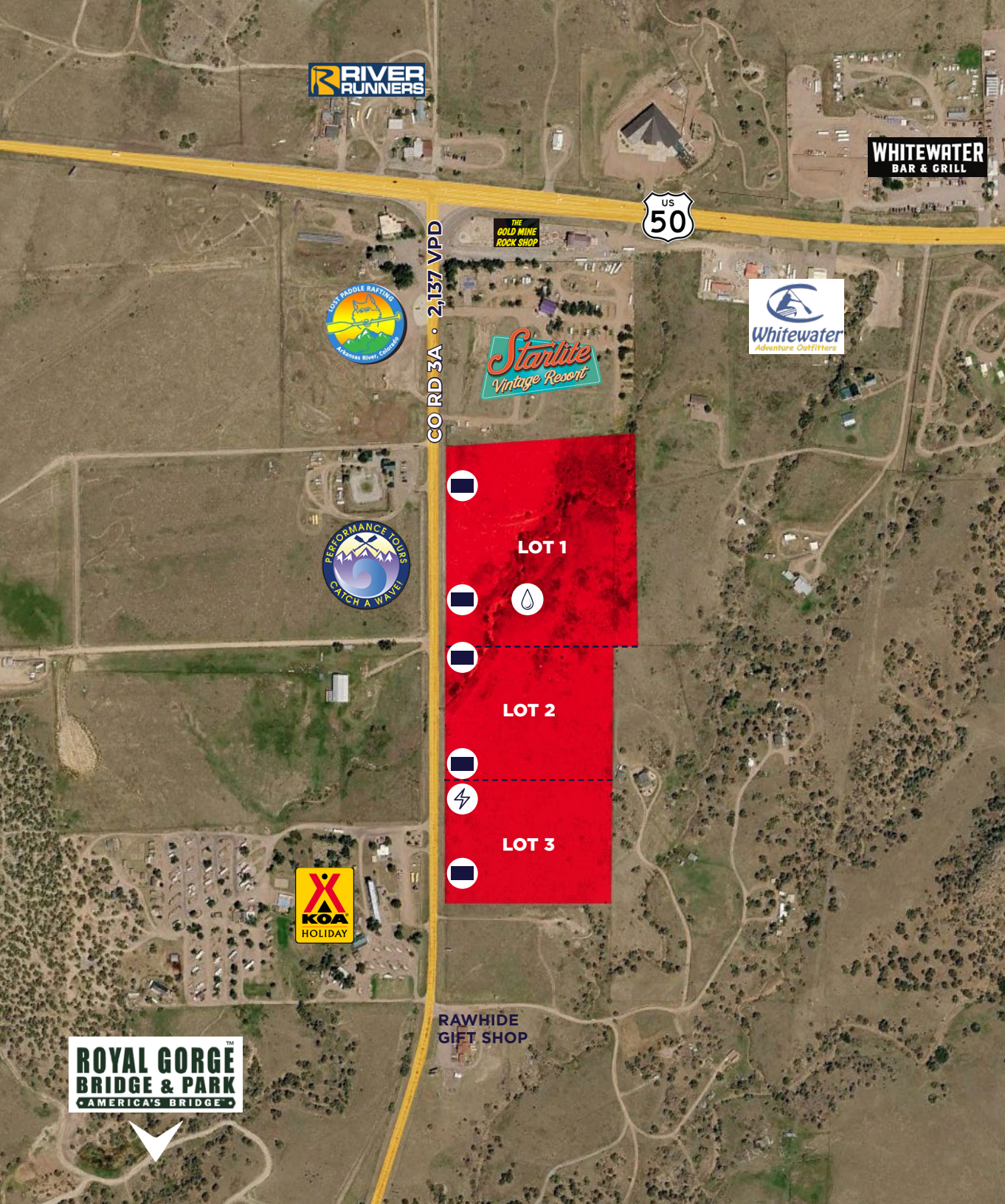


SCAN QR OR
CLICK HERE TO
VIEW PROPERTY
INTRO VIDEO








FOR SALE

LAND 6.73-25.31 AC



COUNTY RD 3A

CAÑON CITY, CO 81212

- 
PURCHASE PRICE
\$1,102,503.60
- 
PRICE PER SF
\$1.00/SF
- 
ZONING
B (BUSINESS)
- 
PARCEL #
 LOT 1: 11.80 AC **3819100006001**
 LOT 2: 6.73 AC **3819100006002**
 LOT 3: 6.78 AC **3819100006003**
- 
BILLBOARD INCOME
 LOT 1: **\$26,582.40**
 LOT 2: **\$13,176.00**
 LOT 3: **\$20,304.00**
- 
ELECTRIC
UTILITY POLE ON LOT 3
- 
WATER
COMMERCIAL WELL ON LOT 1

PROPOSED USES:

- Convenience Store
- Recreational & Outdoor Amusement
- Distillery
- Restaurant
- Brewery
- Museum
- Winery
- Flea Market
- Hotel/Motel
- Solar/Wind Farm
- Greenhouses
- Farm/Ranch

LOCATION MAP



DEMOGRAPHICS

1,342

5 MILE
POPULATION

30,429

10 MILE
POPULATION

\$83,332

5 MILE
AVG HH INCOME

\$70,569

10 MILE
AVG HH INCOME

Pueblo is Southern Colorado's industrial hub along I-25, offering cost-efficient operations, a skilled workforce, and pro-business support through PEDCO incentives and Enterprise Zone programs—positioning companies to serve the entire Front Range from a central, logistics-friendly base.

**PUEBLO METRO
POPULATION 169,900**

DRIVE TIMES



55 Min. | Pueblo



71 Min. | Colorado Springs



166 Min. | Denver



**Colorado Springs
Commercial**

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