CUSHMAN & WAKEFIELD | Colorado Springs Commercial



2120 OAKSHIRE LN

PUEBLO, CO 81001

3.3 ACRES

HIGHWAY 50 VISIBILITY. SIGNALIZED ACCESS. DEVELOPMENT OPPORTUNITY.

Approximately 3.3 acres of excess commercial land available for development along Pueblo's Highway 50 corridor. Positioned adjacent to an existing convenience store and fuel station, the property offers excellent visibility from Highway 50 and convenient access via a signalized intersection, providing a strong foundation for future commercial development.

Highway 50 serves as a major east-west arterial through Pueblo, connecting the city to surrounding communities and regional destinations. The property's location along this primary transportation corridor creates opportunities for retail, restaurant, service-oriented and other commercial users seeking accessibility and exposure.

With strong arterial visibility, signalized access and flexible development potential, this 3.3-acre offering presents an opportunity for investors, developers and owner-users looking to establish a presence along Pueblo's Highway 50 corridor.

FOR SALE

CURRENT ZONING
B4: 04-291-12-001

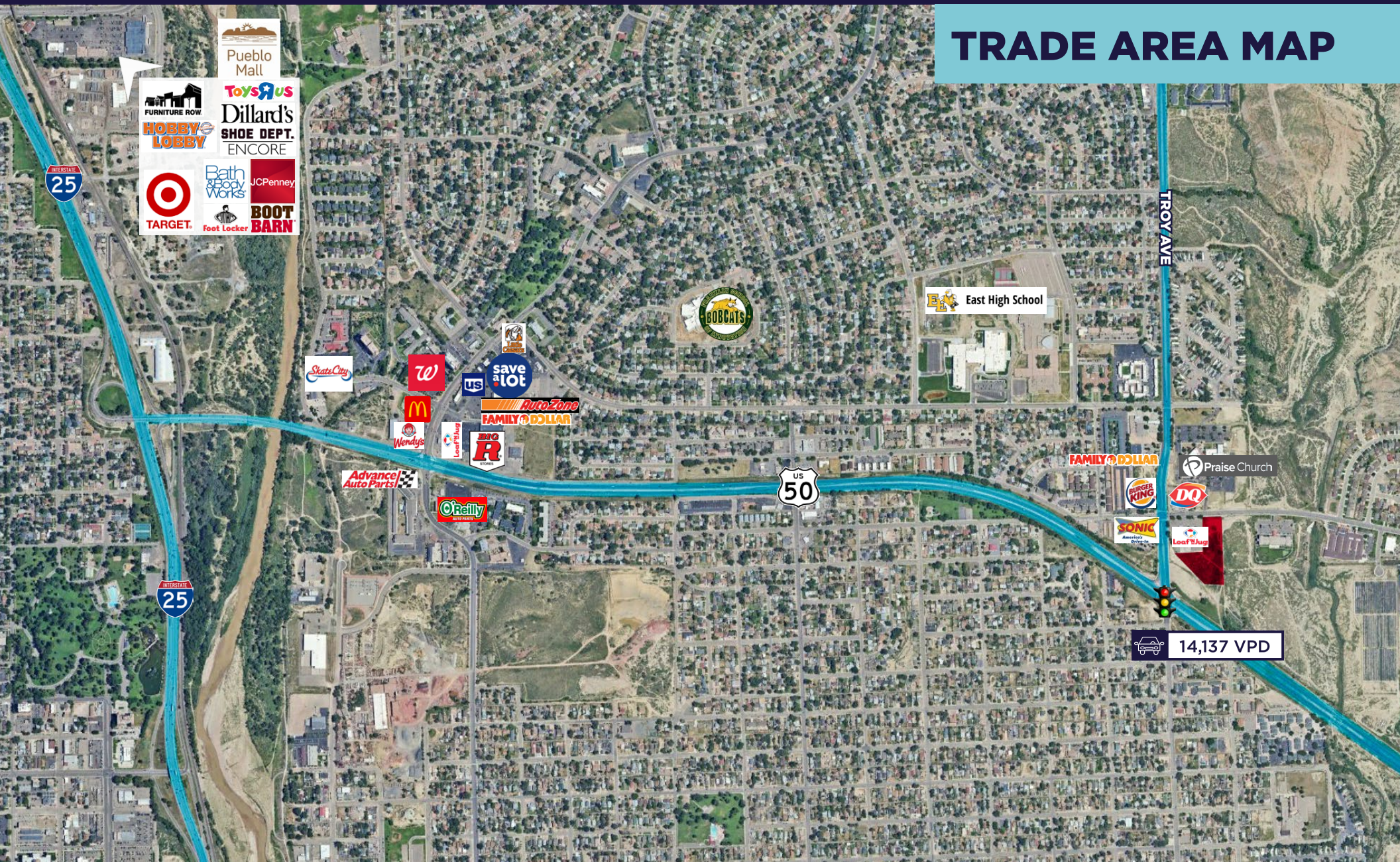
SALE PRICE
$724,489.92

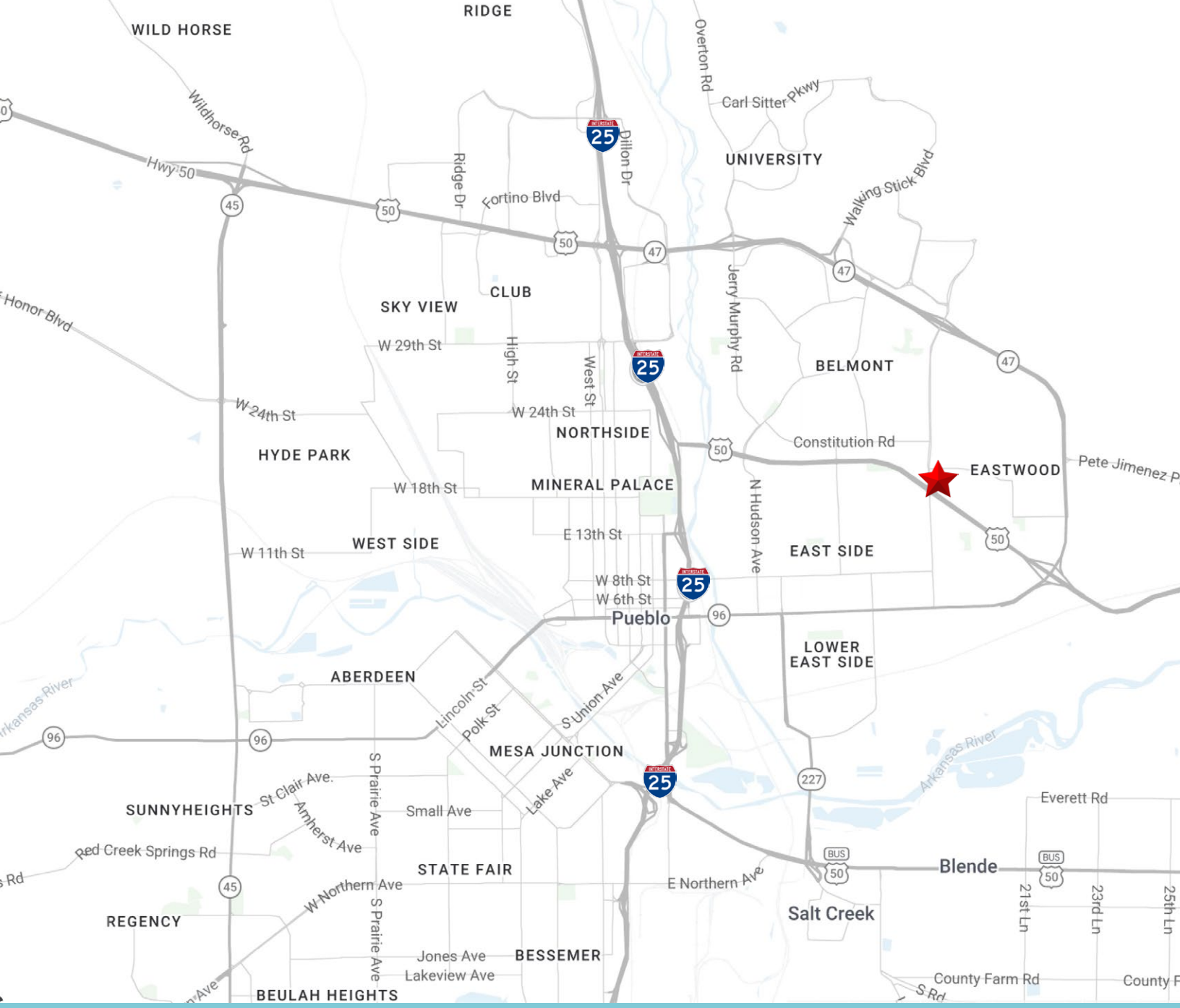
PRICE PER SF
$5.40/SF

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TRADE AREA MAP





DEMOGRAPHICS

POPULATION

1 MILE	2 MILES	3 MILES
12,997	28,010	43,422

AVERAGE HOUSEHOLD INCOME

1 MILE	2 MILES	3 MILES
$66,660	$64,394	$70,055

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