COUNTY RD 3A

CAÑON CITY, CO 81212

CUSHMAN & WAKEFIELD | Colorado Springs Commercial

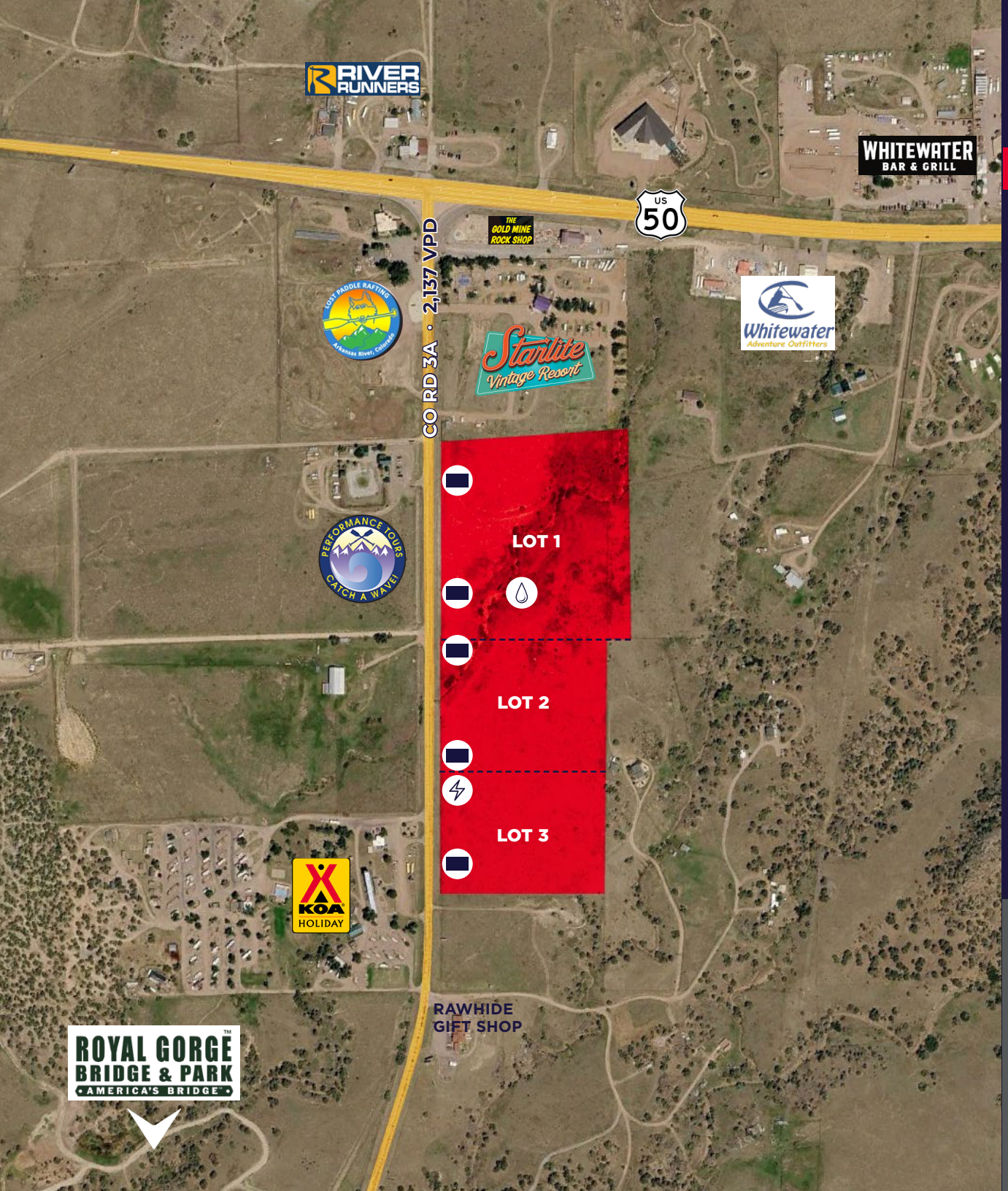
SELLER CARRY AVAILABLE



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

SELLER CARRY AVAILABLE

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**

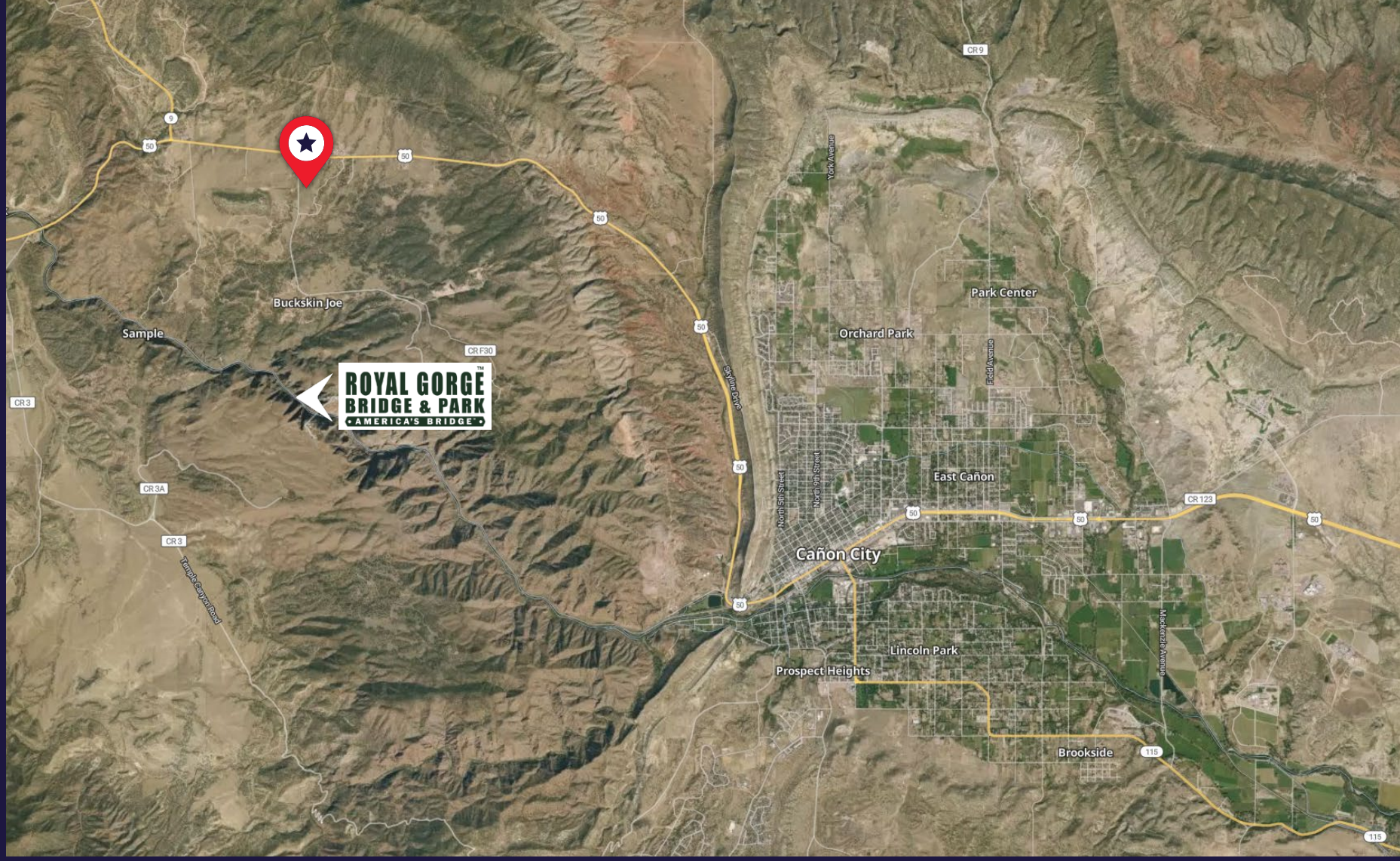
ELECTRIC
UTILITY POLE ON LOT 3

WATER
COMMERCIAL WELL ON LOT 1

PROPOSED USES:

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

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

CUSHMAN & WAKEFIELD | Colorado Springs Commercial

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