

ACOMA CAPITAL PARTNERS

PUEBLO, COLORADO 10 ACRE PLOT

PARCEL NUM. 0502000002

(720) 724 - 4185 | ACOMACAPITALPARTNERS.COM



CONFIDENTIALITY STATEMENT

1312 17th Street, Ste 2220
Denver, CO 80202

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PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONTACT THE ACOMA CAPITAL PARTNERS ADVISOR FOR MORE DETAILS.

Location Highlights

10 Acre Commercial Plot

-  **Situated just east of Love's Travel Stop**, offering high visibility and accessibility for travelers and local traffic.
-  **Located directly off I-25**, one of Colorado's busiest transportation corridors, with easy access for northbound and southbound traffic
-  **Recently completed roundabout improves entry to the area**, ensuring smooth traffic flow from I-25 and making the property more accessible for customers and visitors.
-  **Adjacent to growing development** with a TA travel center just north of the parcel, enhancing the area's potential as a commercial and travel hub.
-  **The annexation of the 10-acre property into the City of Pueblo is now 80% complete**, a critical milestone that underscores the site's readiness for development.



Location Information

10 Acre Commercial Plot

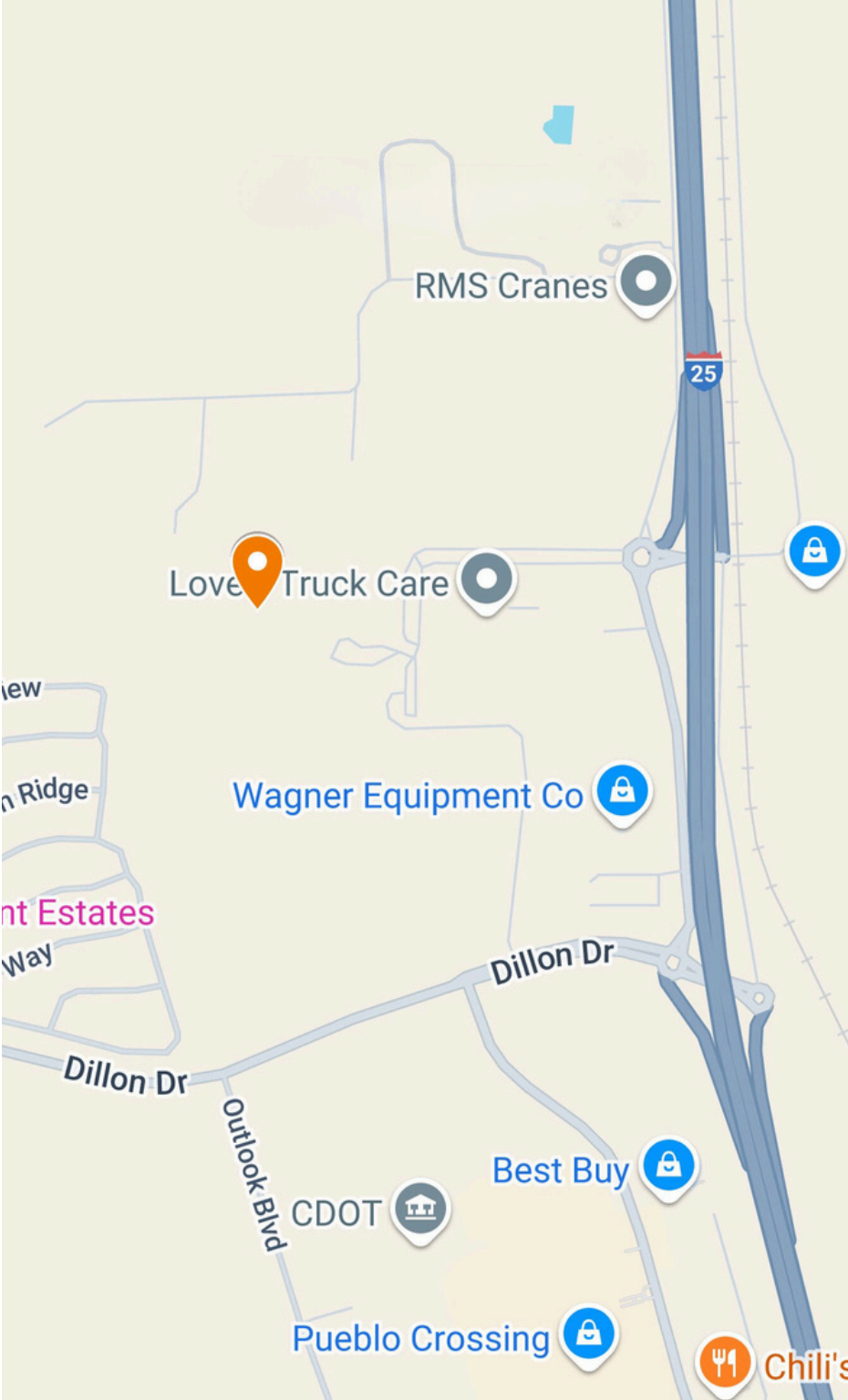
Parcel Number	0502000002
Size	10 Acres
Zoning	B3 - Commercial Highway & Arterial Business
Price	\$2,500,000.00

Traffic Count

Frontage Rd x N Elizabeth St	4,175
Dillon x N Elizabeth St	8,705
N I-25 x E Platteville Blvd N	32,082

Nearby Retailers

Love's
TA Travel Center
Best Buy
Dick's Sporting Goods
Pueblo Crossing Shopping Mall



Site Surroundings



Site Surroundings





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