

PUEBLO PAD SITES FOR SALE

Dillion Dr & Hwy 47, Pueblo, Colorado 81008



PROPERTY SPECIFICATIONS

BLOCK 2 LOTS (East of Dillion Dr)

- **Lot 1: PSA PENDING** | Lot 2: 46,960 SF/1.078 AC
LOT 3: UNDER CONTRACT | LOT 4: 41,169 SF/0.945 AC
Lot 5: 72,947 SF/1.675 AC | Tract A: 20,627 SF/0.474 AC

BLOCK 3 LOTS (West of Dillion Dr)

- **Lot 1: UNDER CONTRACT** | **Lot 2: SOLD** | **Lot 3: SOLD**
Tract A: 20,529 SF / 0.471 AC

- **Asking Price: \$25.00 - \$27.00 PSF**
- Located Just East of I-25 & Hwy 50- Hwy 47 Interchange | West of CSU Pueblo
- 30 Minutes to COS Airport
- Located in Pueblo's Most Dynamic Retail Area Just North of Pueblo Mall and South of Sam's, Home Depot and Walmart

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DEMOGRAPHICS (2023)



Population



Households



Avg HHLD Income



Avg Home Value



Businesses



Employees

1 Mile Radius	53,012	21,303	\$59,400	\$167,236	3,479	36,780
3 Mile Radius	85,462	35,011	\$57,056	\$162,813	4,937	49,983
5 Mile Radius	155,935	62,243	\$66,041	\$188,901	6,879	66,649

TRAFFIC COUNTS



HWY 47 & Dillion Dr	38,113 Vehicles Per Day
I-25 North	61,394 Vehicles Per Day
I-25 South	49,133 Vehicles Per Day

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05/17/2024

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