CUSHMAN & WAKEFIELD | Colorado Springs Commercial



I-25 & DREW DIX PKWY

PUEBLO, CO 81008

LAND PARCELS RANGING FROM .91 TO 8.04 AC

UP TO 24.4 AC CONTIGUOUS

PRIME INTERSTATE EXPOSURE GROWING COMMERCIAL ACTIVITY

Five land parcels totaling ±24.4 acres are available for sale along the I-25 corridor near Drew Dix Parkway on Pueblo's growing north end. Offering prominent interstate exposure and convenient access to Exit 104, the property presents a flexible development opportunity in an area experiencing continued commercial investment.

Recent development surrounding the interchange includes the new TA Travel Center, featuring Black Bear Diner, Bojangles, Del Taco and Sbarro, joining the established Love's Travel Stop. Just south of the property, the North Elizabeth Street retail corridor is anchored by national retailers including Dick's Sporting Goods, Best Buy, Ulta Beauty, Kohl's and Cavender's, with Walmart, Sam's Club and Home Depot also serving the broader trade area.

Additional commercial development continues east of I-25, including the emerging Dillon North shopping center, with Panda Express and Take 5 Oil Change among its announced users. As new businesses establish a presence and available sites continue to be developed, these parcels offer investors and developers an opportunity to capitalize on the growing momentum of Pueblo's northern commercial corridor.

FOR SALE

CURRENT ZONING
A3: 9536004002, 9536004001
LI: 0501000009, 0501004002, 0501004003

SALE PRICE
$6,080,038

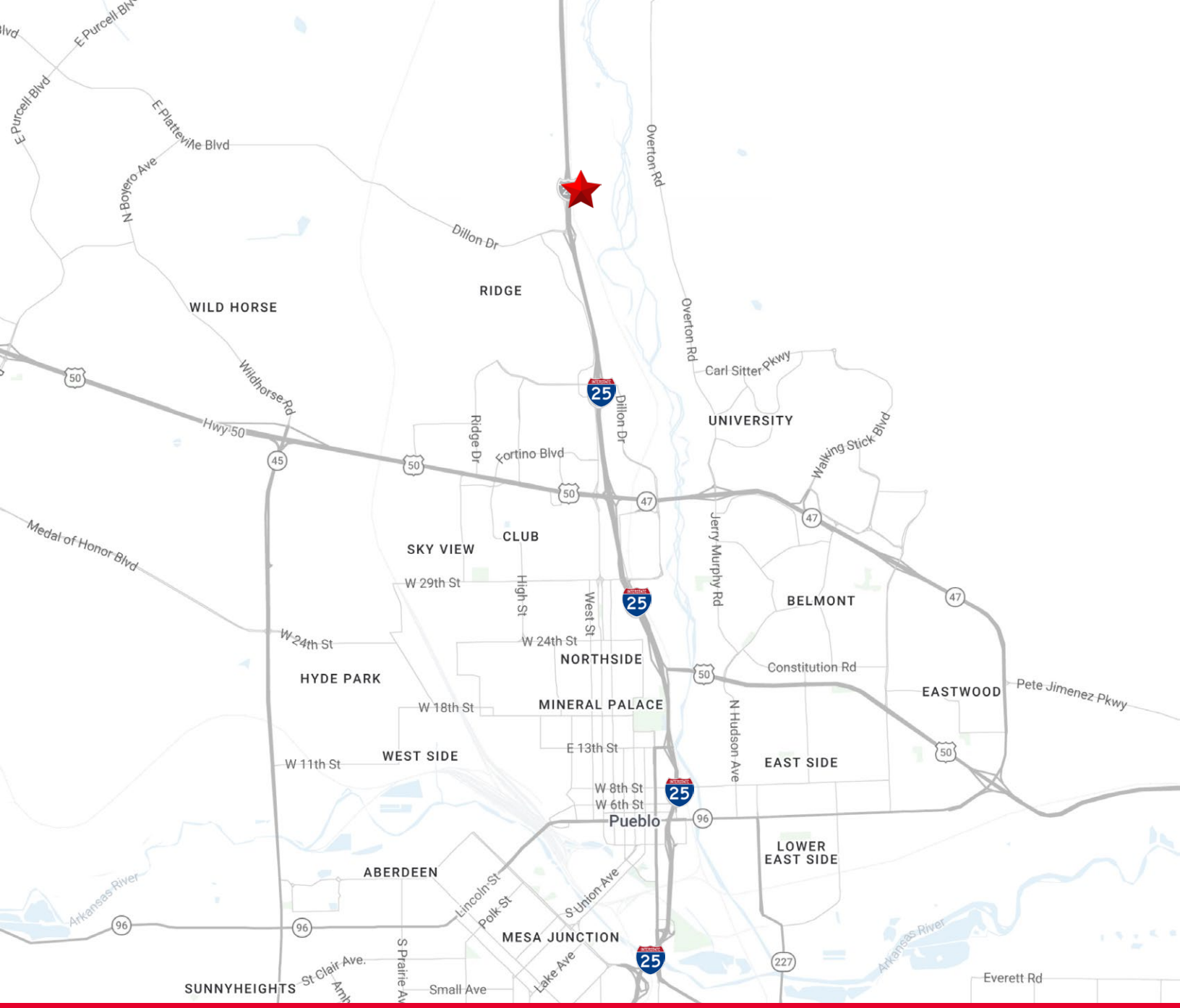
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24.4 ACRES




TRADE AREA MAP
SITE
Black Bear Diner
TA TravelCenters of America
Love's
DILLON DR
INTERSTATE 25
ELIZABETH ST
BEST BUY
chili's
CAVENDER'S
LONGHORN
KOHL'S
FAMOUS footwear
PETCO
five BELOW
BUFFALO WILD WINGS
ULTA BEAUTY
OneMain Financial
DICK'S SPORTING GOODS
maurices
HomeGoods
SPORTSMAN'S WAREHOUSE
TSC TRACTOR SUPPLY CO
HARLEY-DAVIDSON
Walmart
sam's club
CINEMARK
ROSS DRESS FOR LESS
TJ.maxx
COLD STONE CREAMERY
PETSMART
dd's DISCOUNTS
BARNES & NOBLE
American Furniture Warehouse
Ruby Tuesday
THE HOME DEPOT
BIG 5 SPORTING GOODS
TEXAS ROADHOUSE
Albertsons
LOWE'S
STAPLES
DICKEY'S BARBECUE PIT
Carl's Jr.
crumbl cookies
KUNG FU TEA
Chick-fil-A
McALISTER'S DELI
PartyCity
Black-eyed Pea
50
HARBOR FREIGHT TOOLS
Rexel
BIG LOTS!
Alpine
TOYOTA
NISSAN
SUBARU
DODGE
67,041 VPD
PUEBLO COUNTRY CLUB
planet fitness
SONIC
Olive Garden
CHIPOTLE MEXICAN GRILL
Mister CAR WASH
OLD CHICAGO
Red Lobster
Wendy's
Applebee's
WING STOP
golden corral
TACO BELL
Pueblo Mall
FURNITURE ROW
HOBBY LOBBY
TOYS"R"US
Dillard's
SHOE DEPT.
ENCORE
TARGET
Bath & Body Works
JCPenney
Foot Locker
BOOT BARN



DEMOGRAPHICS

POPULATION

1 MILE	2 MILES	3 MILES
150	1,786	5,470

AVERAGE HOUSEHOLD INCOME

1 MILE	2 MILES	3 MILES
$90,259	$87,454	$97,914

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