

LAND FOR SALE



NWC OF US HWY 285 & WEST 10TH STREET

ALAMOSA, CO 81101



15.68 ACRES - COMMERCIAL BUSINESS

PRESENTED BY:

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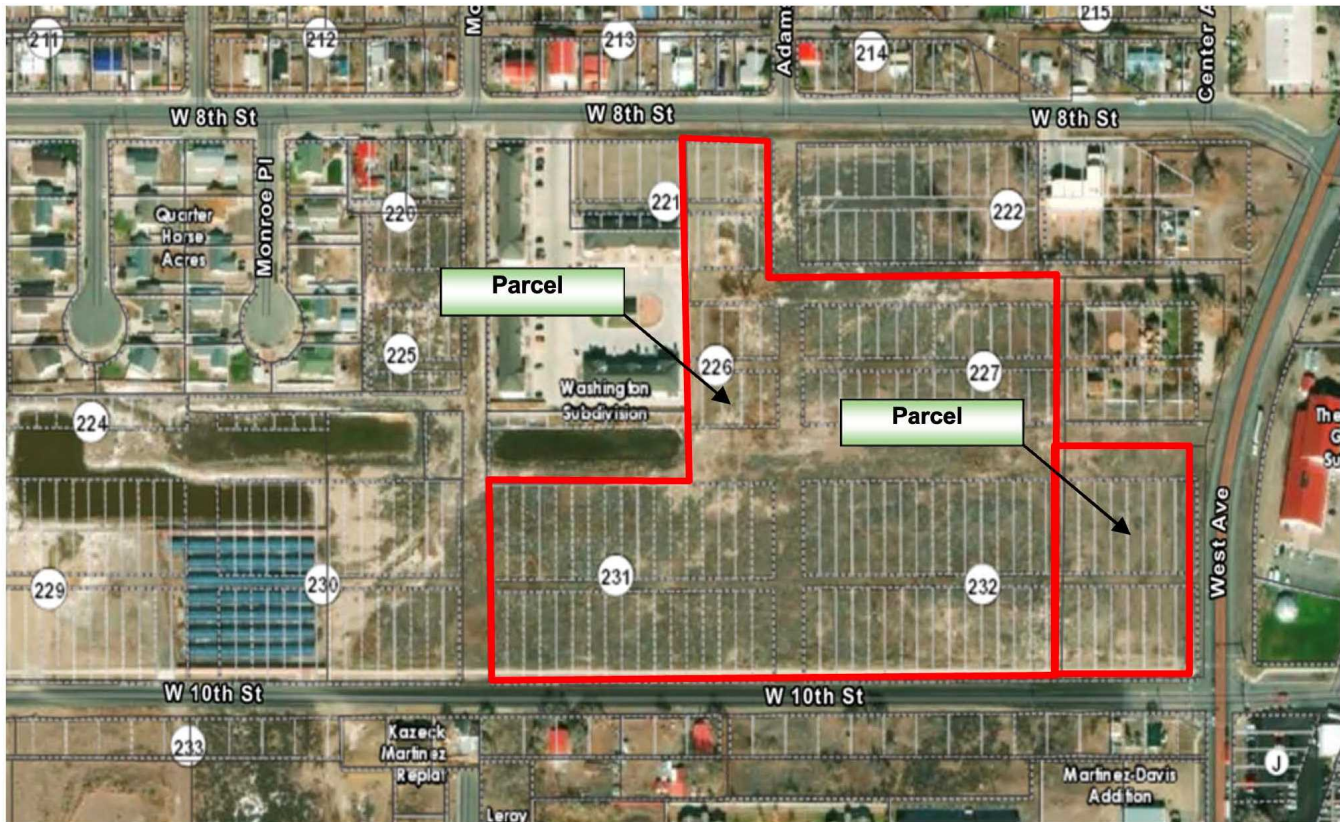
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PROPERTY SUMMARY

NWC OF US HWY 285 & WEST 10TH STREET



Property Summary

Price:	\$1,895,000
Lot Size:	Parcel 1 = 13.7 Parcel 2 = 1.98
Price / Acre:	\$120,777,57/ Acre
Cross Streets:	NWC of US HWY 285 & West 10th Street
Permitted Uses:	Mixed Use /Commercial Business
Frontage:	10th St & US HWY 285
Signal Intersection:	10th St & US HWY 285
Utilities:	On Site
Zoning:	Mixed Use /Commercial Business
APN:	Parcel 1: 541309424015 Parcel 2: 541309424016
Vehicles Per Day:	11,000 VPD

Property Overview

The property comprises two vacant land parcels situated at the northwest corner of the intersection of US Highway 285 and West 10th Street, within the City and County of Alamosa, Colorado. These two vacant tracts collectively span 15.69 acres and are designated for commercial business purposes. The location offers favorable attributes, including excellent accessibility, visibility, a generally level topography, and a portion that faces US Highway 285—a key regional thoroughfare in the area. Additionally, utilities have been extended to the property, enhancing its overall appeal and functionality.

Location Overview

Located at the northwest corner of the intersection of US Highway 285 and West 10th Street, this property boasts two vacant land parcels totaling 15.69 acres. With its strategic location within the City of Alamosa, this offering presents an ideal canvas for a variety of commercial developments, promising high visibility and accessibility for businesses looking to thrive in this vibrant community.

Commercial Business Zoning allows:

- *Hotels
- *Gas Stations
- *Convenience Stores
- *Multi-Family/Mixed Use
- *Big Box Retail
- *RV Parks

LOCATION MAPS

NWC OF US HWY 285 & WEST 10TH STREET

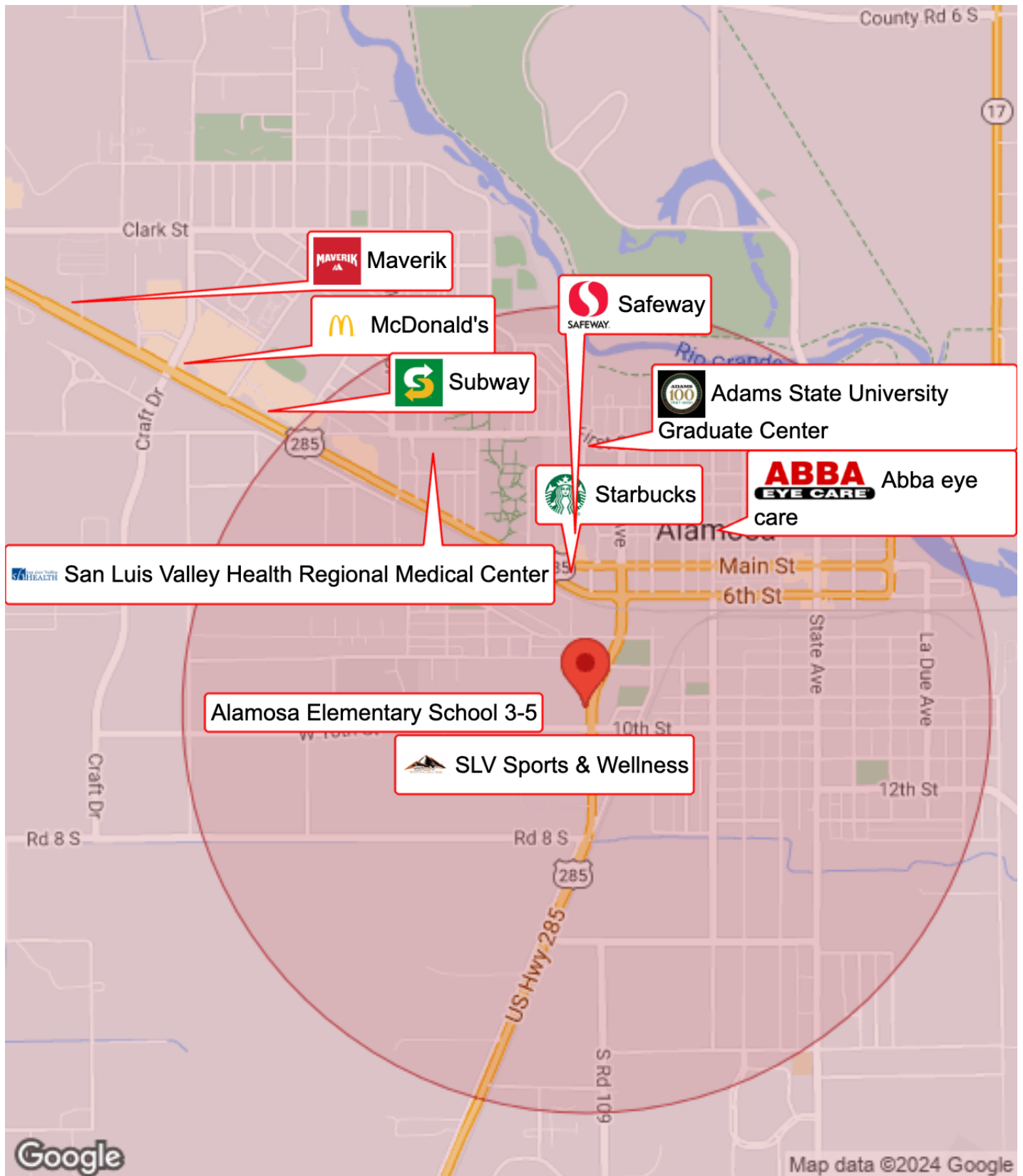


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BUSINESS MAP

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ALAMOSA MARKET OVERVIEW

NWC OF US HWY 285 & WEST 10TH STREET



Alamosa, Colorado - The Gateway To The Great Sand Dunes

Welcome to Alamosa, Colorado – a vibrant city nestled in the heart of the state. With a population of nearly 14,000 residents in the city and surrounding area and a diverse range of neighborhoods, Alamosa stands as the 55th largest community in Colorado. This bustling city is not just a picturesque retreat but also a dynamic center of commerce and entrepreneurship.

Home to a thriving college community, Alamosa caters to the needs of its student population with an array of specialized services and amenities. This influx of students enriches the city's cultural landscape and contributes to its vibrant atmosphere.

Despite its modest size, Alamosa boasts remarkably short commute times, with residents enjoying an average commute of just 13.90 minutes. This efficient transportation network not only enhances convenience but also mitigates noise and pollution levels within the city.

The allure of this parcel extends beyond its mere dimensions. Its central location within Alamosa presents a strategic advantage for developers or users looking to capitalize on the city's growing commercial landscape. With a burgeoning population and a steady influx of tourists drawn to the region's recreational offerings, the demand for retail, dining, and entertainment establishments is at an all-time high, presenting a ripe opportunity for savvy investors to shape the city's future skyline.

Moreover, Alamosa's pro-business environment, coupled with its supportive local government initiatives, further sweetens the deal for prospective users. Whether envisioning a retail big box, gas station, MUH, senior housing or mixed-use development that seamlessly integrates commercial and residential spaces or conceptualizing a flagship destination that captures the essence of Alamosa's unique charm, the canvas is yours to paint.

KEY FACTS

NWC OF US HWY 285 & WEST 10TH STREET

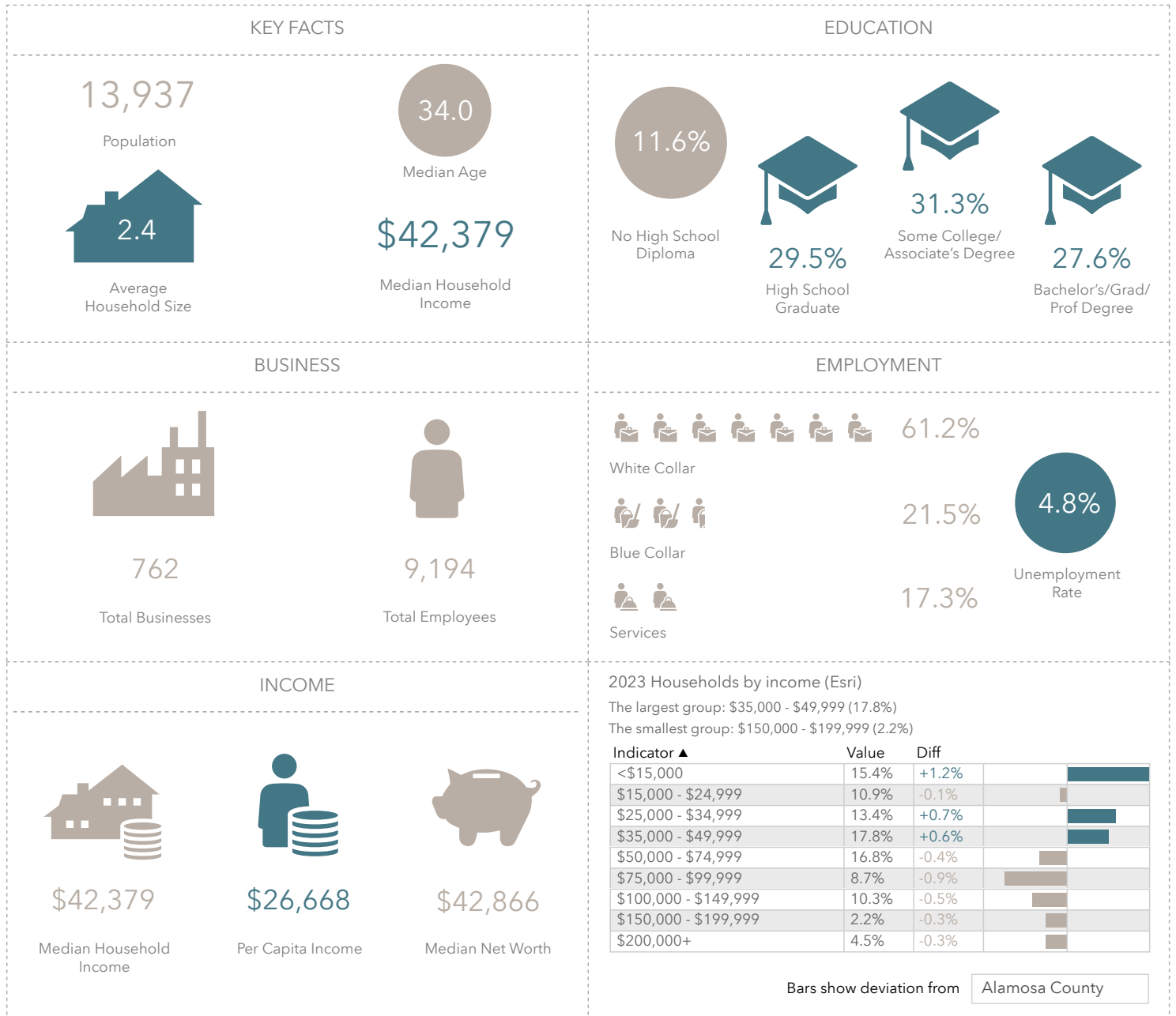
Key Facts

Alamosa, Colorado 6 (5 miles)
Alamosa, Colorado
Ring of 5 miles

Prepared By The Nesbitt Commercial Group
Latitude: 37.46818
Longitude: -105.87325

Key Facts

Alamosa, Colorado 6
Ring of 5 miles



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