

# LAND FOR SALE - \$500,000



NWC OF US HWY 285 & W. 10TH STREET ALAMOSA, CO 81101

HIGH VISIBILITY PAD SITE

13.7 Acre adjacent lot can be assembled!  
Contact broker for details.

1.98 Acres

## Property Highlights

LOT SIZE	1.98 Acres (86,248.8 Sq. Ft.)
ZONING:	Commercial Business- Allows for a variety of retail and commercial uses.
TRAFFIC COUNT:	11,000 VPD (2022)
UTILITIES:	All major utilities on site, ready for development.
TOPOGRAPHY:	Level site, minimizing site preparation costs.
ACCESS:	Located at a signalized intersection for optimal ingress/egress.
IDEAL USERS:	Gas stations, quick services restaurants, convenience stores, banks, retail centers, and other commercial users.
PRICE:	\$500,000 (\$252,525 per acre / \$11.48/SF)

## Location Advantage

**Strategic Retail Corridor:** Positioned along US Hwy 285, a key thoroughfare for local and regional traffic.

**Strong Demographics:** Population of 13,937 within a 5-mile radius.

**Proximity to Key Employees:** Near Adams State University and San Luis Valley Health, major economic drivers in the area.

**Growing Consumer Base:** Alamosa's economy benefits from tourism, agriculture, and university-related business, creating demand for retail and service oriented developments.



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# BUSINESS MAP

NWC OF US HWY 285 & WEST 10TH STREET | ALAMOSA, CO 81101



Map data ©2025 Imagery ©2025 Airbus, Landsat / CHERN UTE PERVATION

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# ALAMOSA MARKET OVERVIEW

NWC OF US HWY 285 & WEST 10TH STREET | ALAMOSA,



## 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 | ALAMOSA,

## Key Facts

Alamosa, Colorado 6 (5 miles)

Alamosa, Colorado

Ring of 5 miles

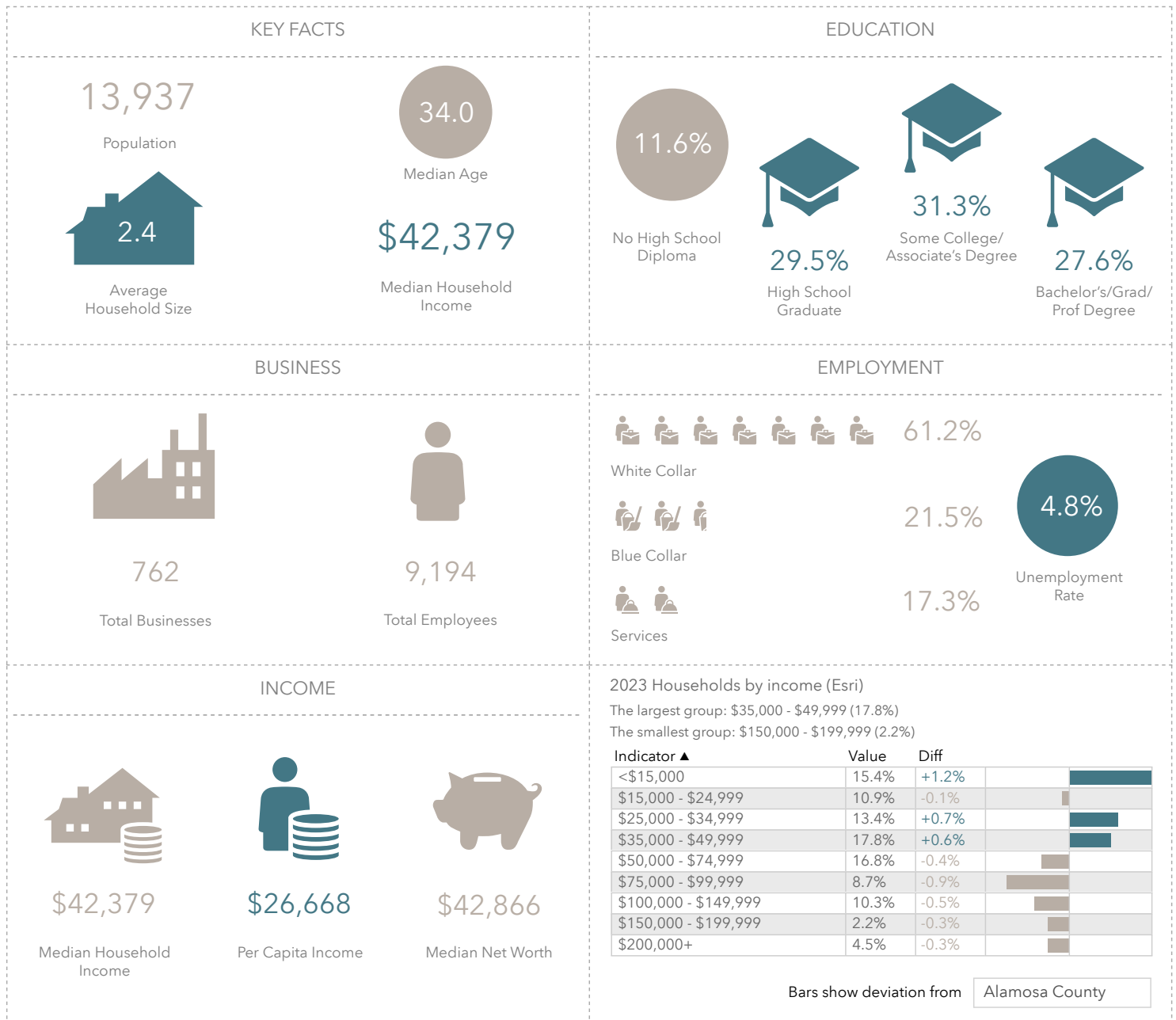
Prepared By The Nesbitt Commercial Group

Latitude: 37.46818

Longitude: -105.87325

# Key Facts

**Alamosa, Colorado 6**  
Ring of 5 miles



Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023). © 2024 Esri

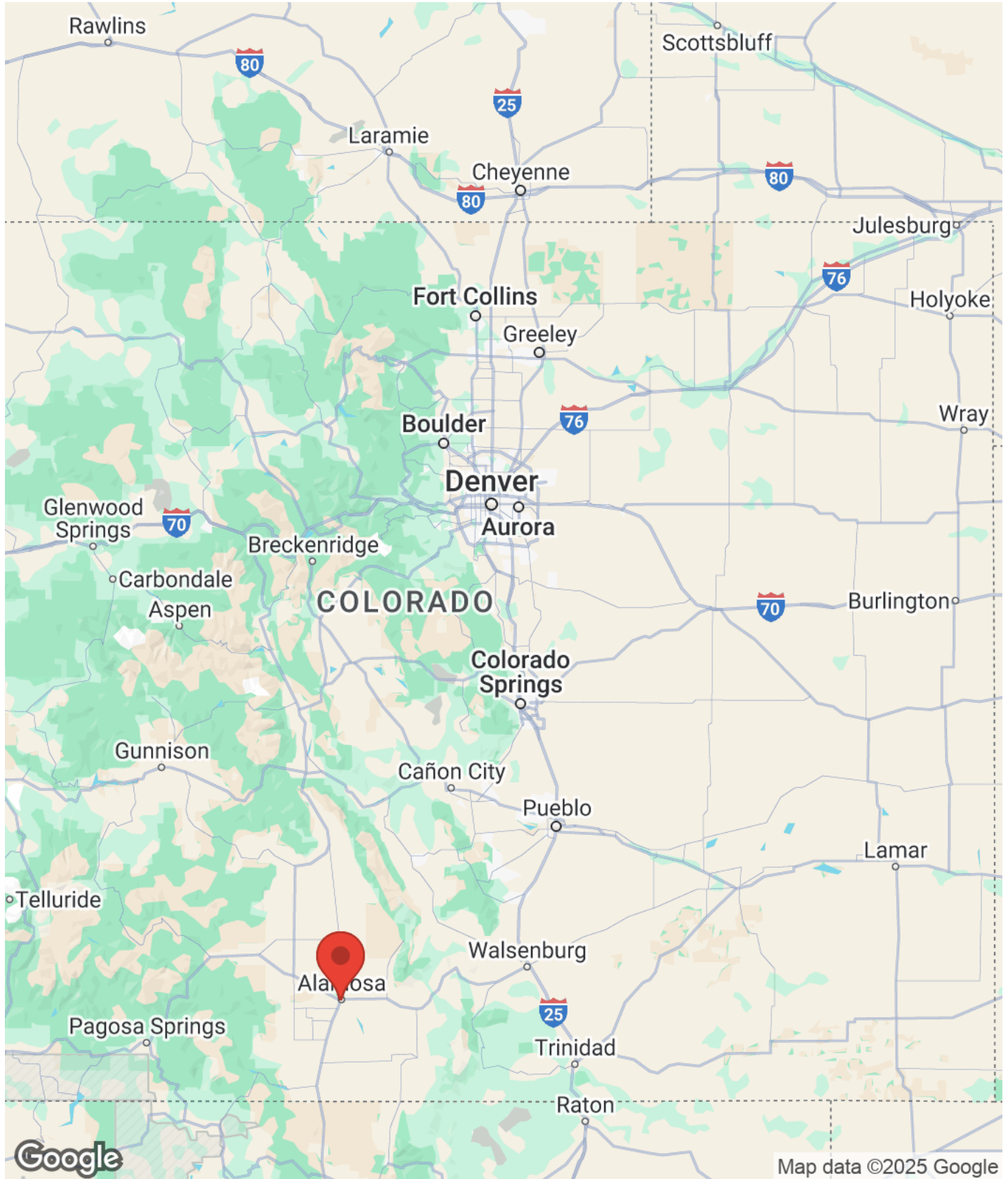
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# REGIONAL MAP

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