

FOR SALE | COMMERCIAL LAND | B-4 ZONING

1228 E Orman Ave

Pueblo, Colorado 81004

\$1,500,000



TOTAL ACRES 3.495 <small>Survey Verified</small>	LOT SIZE 152,242 SF	ZONING B-4 <small>Regional Commercial</small>	PRICE/ACRE \$429,184	PRICE/SF \$9.85
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- ✓ Shovel-Ready — Recently Cleared
- ✓ Corner Lot — Dual Street Frontage
- ✓ Retail, Housing, Mixed-Use & More
- ✓ B-4 Zoning — Broad Permitted Uses
- ✓ Two Parcels (Dual APN)
- ✓ All Utilities Available in Area
- ✓ I-25 Access via Northern Ave
- ✓ Established Commercial Corridor



LOCATION	CORRIDOR	HIGHWAY ACCESS	ANNUAL TAXES*
Pueblo, CO 81004 South Area	Northern Ave Commercial Hub	~1 Mile from I-25 Interchange	\$42,974 (2025) *Assessed w/ bldg



PROPERTY HIGHLIGHTS

<p>Versatile Development Potential</p>	<p>B-4 zoning and 3.495 acres of cleared, level ground support a wide range of concepts — retail, automotive, medical, restaurant, mixed-use, multifamily residential, and more. The site's scale and corner position provide flexibility for single-tenant, multi-tenant, or phased development strategies.</p>
<p>Rare 3.495-Acre Corner Site</p>	<p>Large contiguous acreage across two parcels at an established commercial corner — a site size uncommon in Pueblo's urban core. Level topography and dual APN configuration provide flexibility for phased development or a single large-footprint concept.</p>
<p>Shovel-Ready — No Demolition Costs</p>	<p>Site has been recently cleared and graded. Buyers can move directly to planning, permitting, and construction without remediation or demolition expense.</p>
<p>B-4 Regional Commercial Zoning</p>	<p>Permits retail, automotive, restaurants, drive-throughs, medical, hotel, mixed-use, and more — providing broad optionality for development concepts.</p>
<p>All Utilities Available in Area</p>	<p>Public water (Pueblo Water), sewer, electric (Black Hills Energy), and gas (Xcel Energy) are available, reducing infrastructure extension costs.</p>
<p>Established Commercial Hub</p>	<p>Surrounded by automotive dealers, medical providers, and neighborhood retail. Northern Ave connects directly to I-25, providing regional accessibility and sustained consumer traffic.</p>

CONTACT

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