

Ports to Peaks



OFFERING MEMORANDUM

TBD I-25
Pueblo, CO 81008



Ports to Peaks

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Exclusively Marketed by:

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PORTS TO PEAKS

01 Executive Summary

Investment Summary

OFFERING SUMMARY

| | |
|----------------|-----------------------------|
| ADDRESS | TBD I-25 Pueblo CO 81008 |
| COUNTY | Pueblo |
| MARKET | Pueblo |
| SUBMARKET | Pueblo |
| PRICE | \$1,250,000 |
| PRICE PSF | \$7.17 |
| LAND SF | 174,284 SF |
| LAND ACRES | 40.01 |
| OWNERSHIP TYPE | Fee Simple |
| ZONING TYPE | A-1 |
| # OF PARCELS | 1 |
| APN | 9536002003 |

| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|------------------------|----------|----------|----------|
| 2025 Population | 9,485 | 63,007 | 114,869 |
| 2025 Median HH Income | \$43,212 | \$46,709 | \$53,101 |
| 2025 Average HH Income | \$58,655 | \$63,984 | \$72,360 |

02

Location

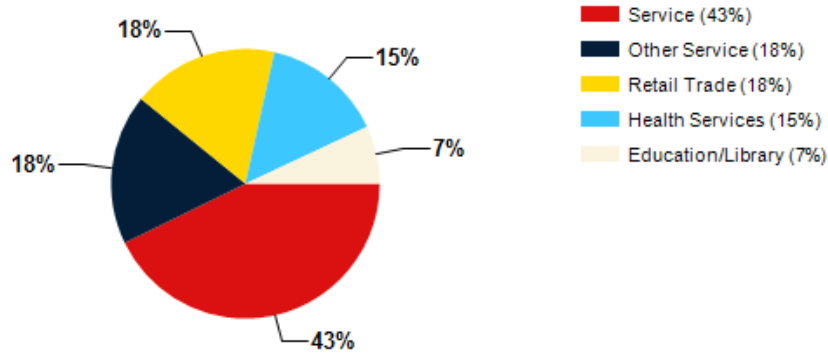
Location Summary

Drive Times (Heat Map)

PORTS TO PEAKS

- Ports to Peaks is a prime commercial land opportunity along Interstate 25 in Pueblo, Colorado, with over 40 acres and with preliminary plans in place for developing an overnight truck parking facility. Roughly 40,000 cars per day drive past this location along I-25 just North of Pueblo. Numerous other retail, hospitality and services business are just minutes away.

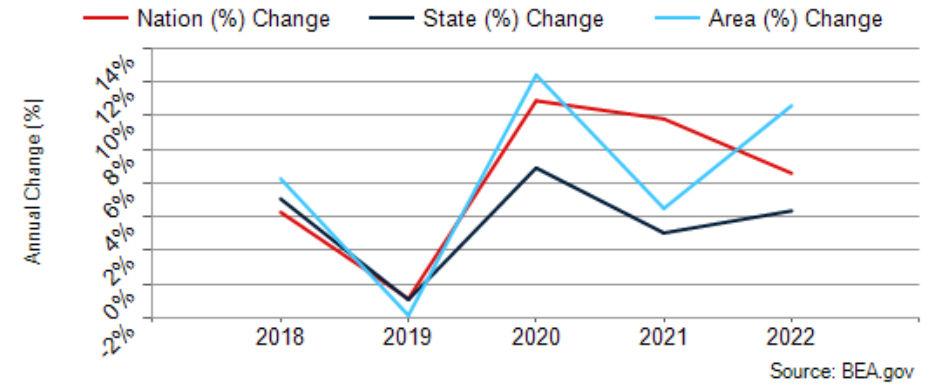
Major Industries by Employee Count

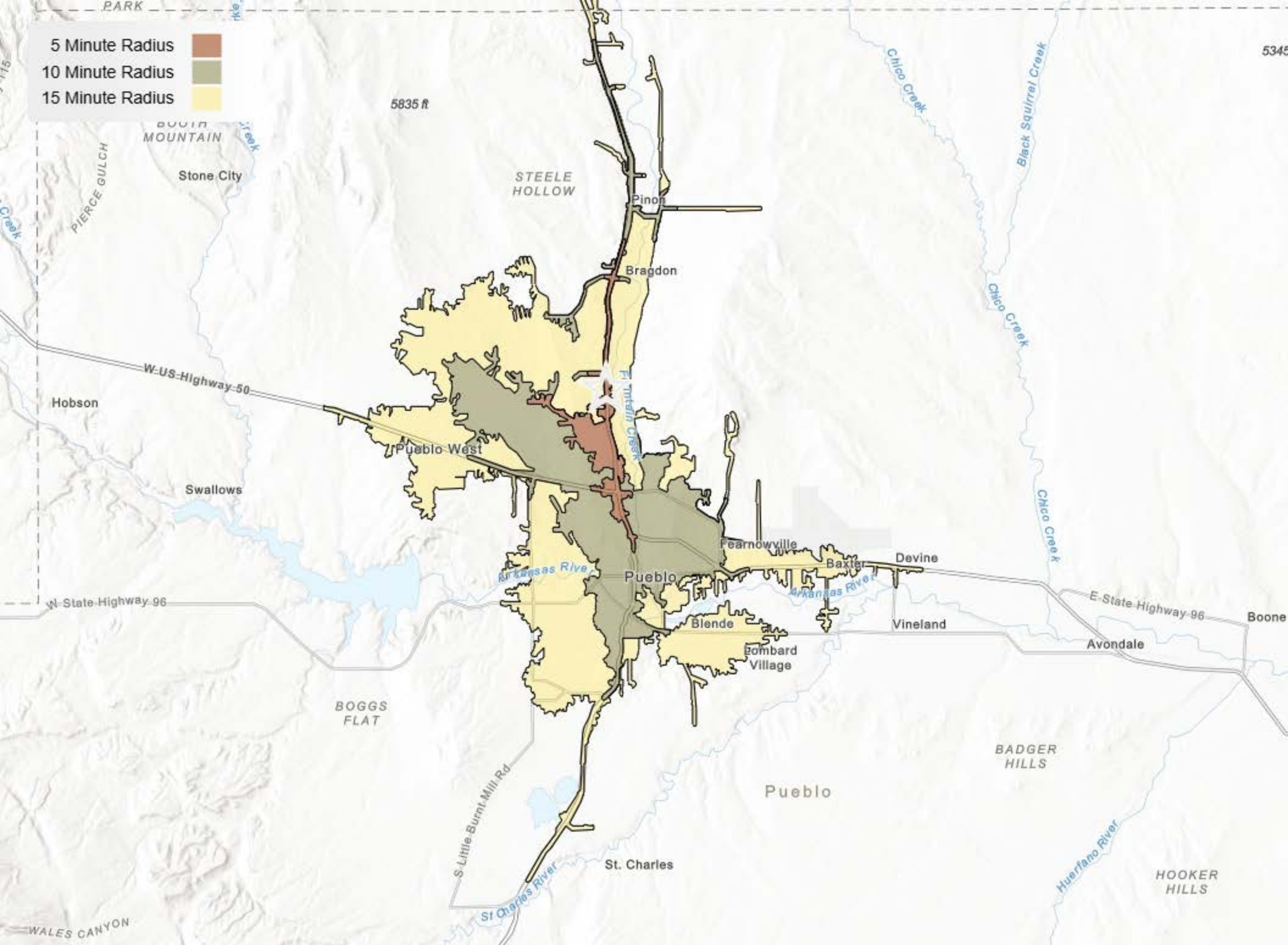


Largest Employers

| | |
|----------------------------------|-------|
| UCHealth Parkview Medical Center | 3,000 |
| Pueblo City Schools | 2,500 |
| Parkview Medical Center | 2,500 |
| City of Pueblo | 1,500 |
| Colorado State University-Pueblo | 1,000 |
| Walmart Supercenter | 500 |
| King Soopers | 400 |
| Safeway | 350 |

Pueblo County GDP Trend





PORTS TO PEAKS

03 Property Description

Property Features

Parcel Map

Property Images

PROPERTY FEATURES

| | |
|----------------|-----------------|
| LAND SF | 174,284 |
| LAND ACRES | 40.01 |
| # OF PARCELS | 1 |
| ZONING TYPE | A-1 |
| TOPOGRAPHY | Generally Level |
| TRAFFIC COUNTS | 40000 |

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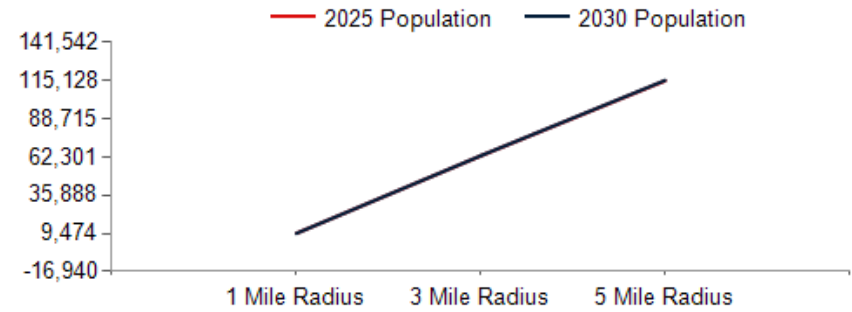
PORTS TO PEAKS

04 Demographics

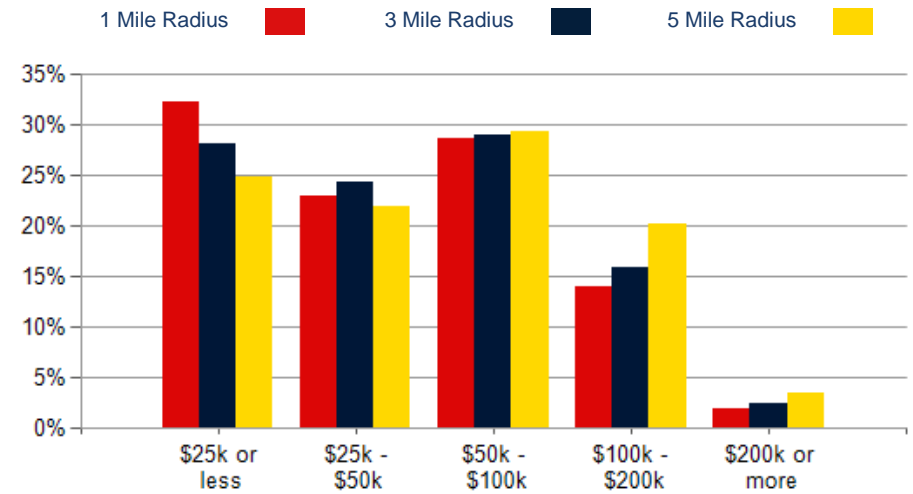
General Demographics

| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|--------|---------|
| 2000 Population | 10,249 | 64,084 | 108,284 |
| 2010 Population | 9,442 | 61,512 | 110,665 |
| 2025 Population | 9,485 | 63,007 | 114,869 |
| 2030 Population | 9,474 | 63,089 | 115,128 |
| 2025 African American | 319 | 1,871 | 3,212 |
| 2025 American Indian | 358 | 2,006 | 3,265 |
| 2025 Asian | 64 | 395 | 1,060 |
| 2025 Hispanic | 5,346 | 33,804 | 57,888 |
| 2025 Other Race | 1,640 | 10,393 | 17,480 |
| 2025 White | 4,994 | 35,216 | 66,895 |
| 2025 Multiracial | 2,095 | 13,042 | 22,798 |
| 2025-2030: Population: Growth Rate | -0.10% | 0.15% | 0.25% |

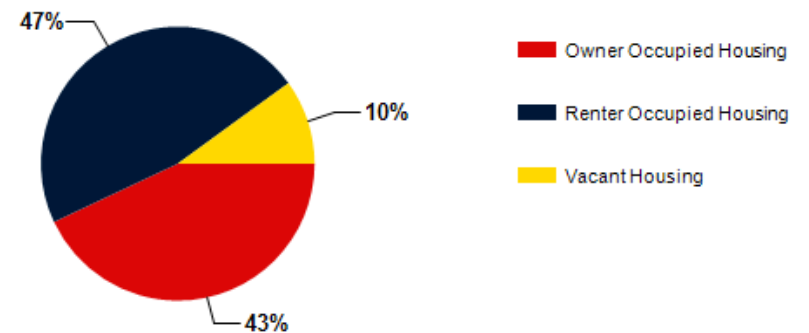
| 2025 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|----------|----------|----------|
| less than \$15,000 | 777 | 4,163 | 6,322 |
| \$15,000-\$24,999 | 574 | 3,328 | 5,414 |
| \$25,000-\$34,999 | 370 | 2,559 | 4,005 |
| \$35,000-\$49,999 | 593 | 3,905 | 6,405 |
| \$50,000-\$74,999 | 841 | 4,959 | 8,483 |
| \$75,000-\$99,999 | 358 | 2,748 | 5,423 |
| \$100,000-\$149,999 | 499 | 3,452 | 7,520 |
| \$150,000-\$199,999 | 87 | 781 | 2,016 |
| \$200,000 or greater | 83 | 682 | 1,684 |
| Median HH Income | \$43,212 | \$46,709 | \$53,101 |
| Average HH Income | \$58,655 | \$63,984 | \$72,360 |



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

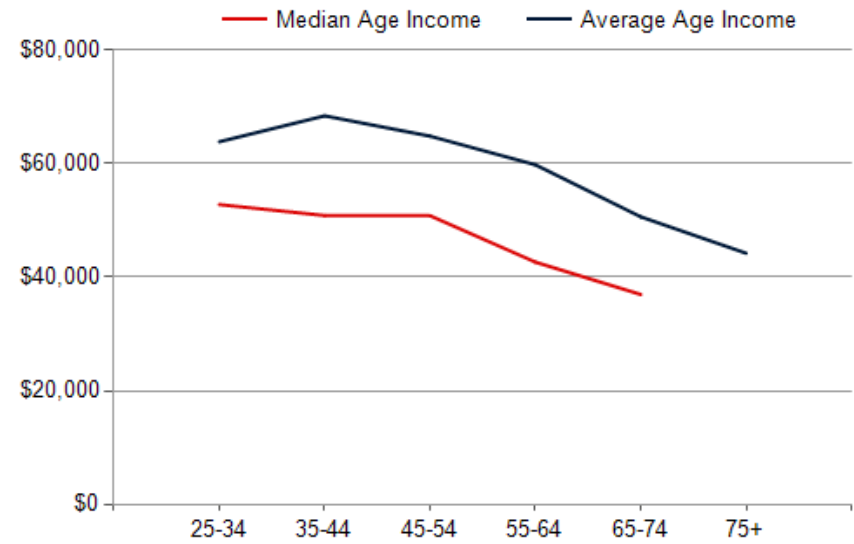
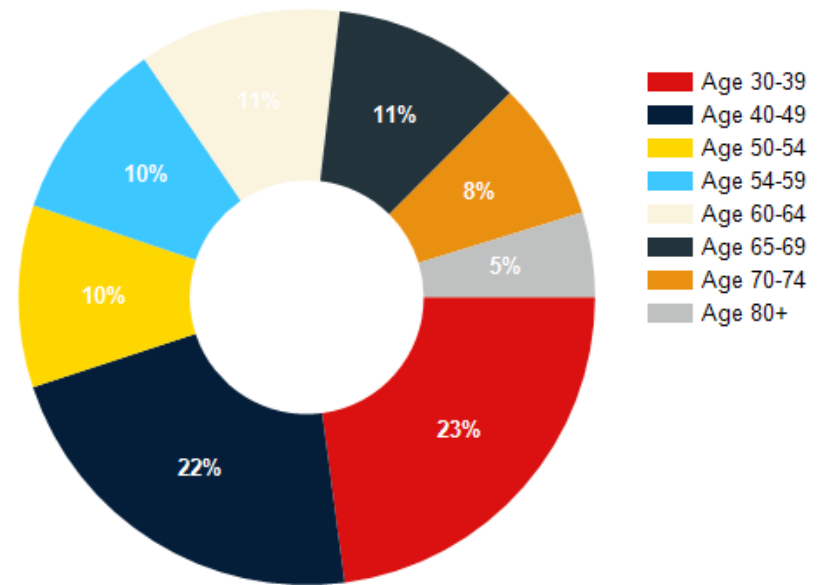


Source: esri

| 2025 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|--------|--------|
| 2025 Population Age 30-34 | 678 | 4,476 | 7,718 |
| 2025 Population Age 35-39 | 613 | 4,150 | 7,272 |
| 2025 Population Age 40-44 | 639 | 4,012 | 7,293 |
| 2025 Population Age 45-49 | 603 | 3,577 | 6,439 |
| 2025 Population Age 50-54 | 577 | 3,513 | 6,490 |
| 2025 Population Age 55-59 | 581 | 3,628 | 6,505 |
| 2025 Population Age 60-64 | 640 | 4,289 | 7,598 |
| 2025 Population Age 65-69 | 599 | 4,044 | 7,362 |
| 2025 Population Age 70-74 | 439 | 3,255 | 6,194 |
| 2025 Population Age 75-79 | 268 | 2,207 | 4,546 |
| 2025 Population Age 80-84 | 156 | 1,366 | 2,791 |
| 2025 Population Age 85+ | 142 | 1,378 | 2,986 |
| 2025 Population Age 18+ | 7,491 | 49,701 | 91,104 |
| 2025 Median Age | 39 | 40 | 41 |
| 2030 Median Age | 40 | 41 | 42 |

| 2025 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|----------|----------|----------|
| Median Household Income 25-34 | \$52,793 | \$53,976 | \$58,812 |
| Average Household Income 25-34 | \$63,851 | \$68,360 | \$74,655 |
| Median Household Income 35-44 | \$50,856 | \$57,185 | \$66,967 |
| Average Household Income 35-44 | \$68,427 | \$75,465 | \$85,581 |
| Median Household Income 45-54 | \$50,831 | \$55,408 | \$64,575 |
| Average Household Income 45-54 | \$64,848 | \$72,678 | \$84,028 |
| Median Household Income 55-64 | \$42,650 | \$46,926 | \$54,101 |
| Average Household Income 55-64 | \$59,799 | \$64,941 | \$75,489 |
| Median Household Income 65-74 | \$36,946 | \$39,829 | \$46,177 |
| Average Household Income 65-74 | \$50,633 | \$55,963 | \$65,061 |
| Average Household Income 75+ | \$44,212 | \$50,635 | \$54,927 |

Population By Age



PORTS TO PEAKS

05 Company Profile

Advisor Profile



Steve Henson Jr
CCIM Associate Broker

I began my career in real estate in 2004 in the residential appraisal field. In 2011, I obtained my associate broker's license. I have experience in both Residential and Commercial sales, leasing, and management. I began focusing on commercial real estate in 2017 and obtained the CCIM designation in 2022 which is typically considered to be the most difficult and prestigious commercial designation available to a realtor or any real estate practitioner. I have been involved in the sales and leasing of all asset classes in the greater Pueblo County area. I represent Buyers, Sellers, Landlords and Tenants

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Keller Williams Performance Realty

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