

PRICE IMPROVEMENT!

COMMERCIAL / RETAIL / MUH LAND

W 10TH HWY 285

ALAMOSA, CO



OFFERING SUMMARY

LOT SIZE :	13.7 Acres
ZONING:	Commercial Business /Mixed Use
TRAFFIC COUNT:	11,000 VPD
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:	Big box retail, restaurants, retail centers, and other commercial users.
PRICE:	\$1,394,900

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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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

BUSINESS MAP

10TH ST & US HWY 285 | ALAMOSA , CO 81101



ALAMOSA MARKET OVERVIEW

10TH ST & US HWY 285 | ALAMOSA , CO 81101



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.

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KEY FACTS

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Key Facts

Alamosa, Colorado 6 (5 miles)

Alamosa, Colorado

Ring of 5 miles

Prepared By The Nesbitt Commercial Group

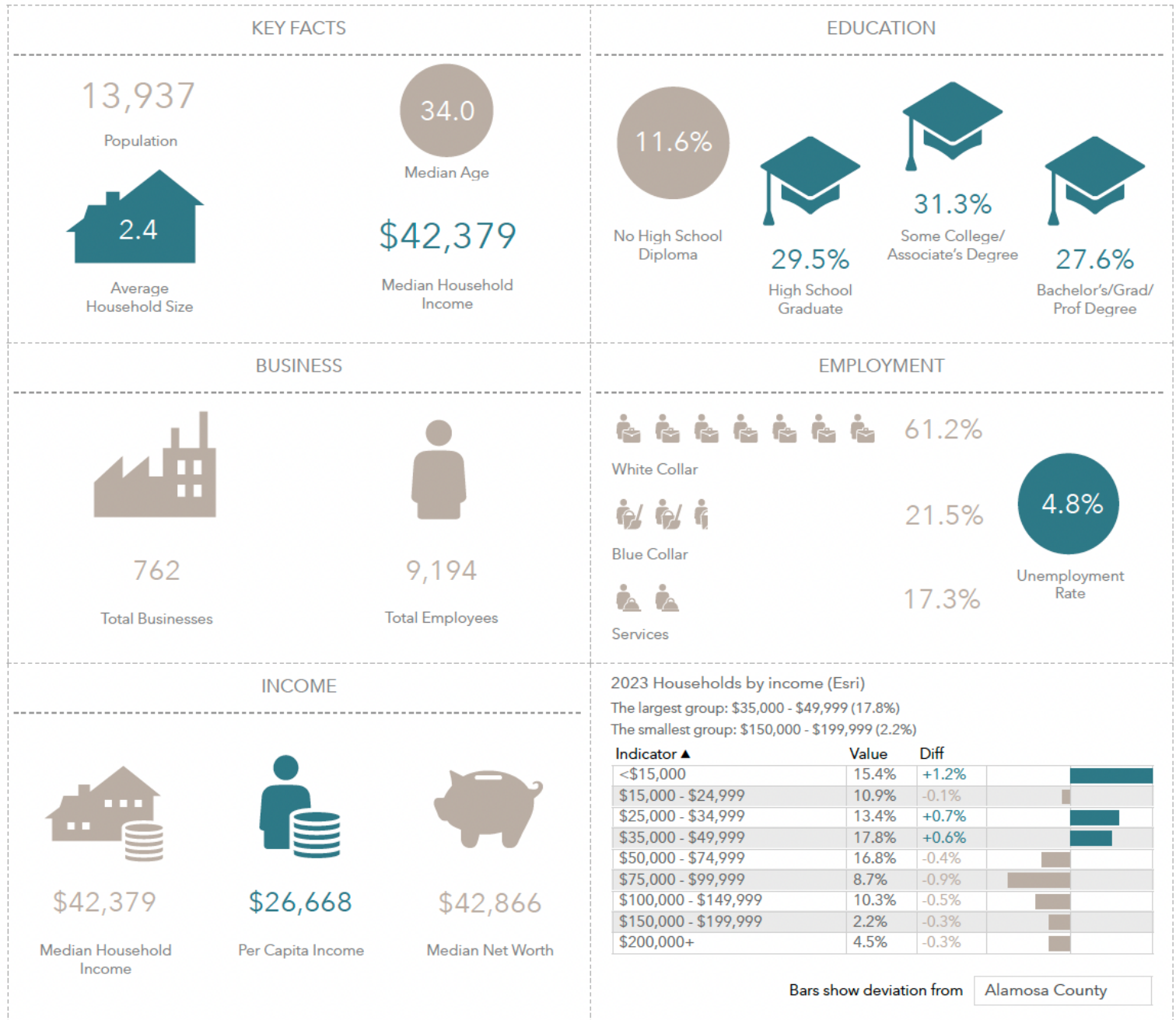
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Longitude: -105.87325



Key Facts

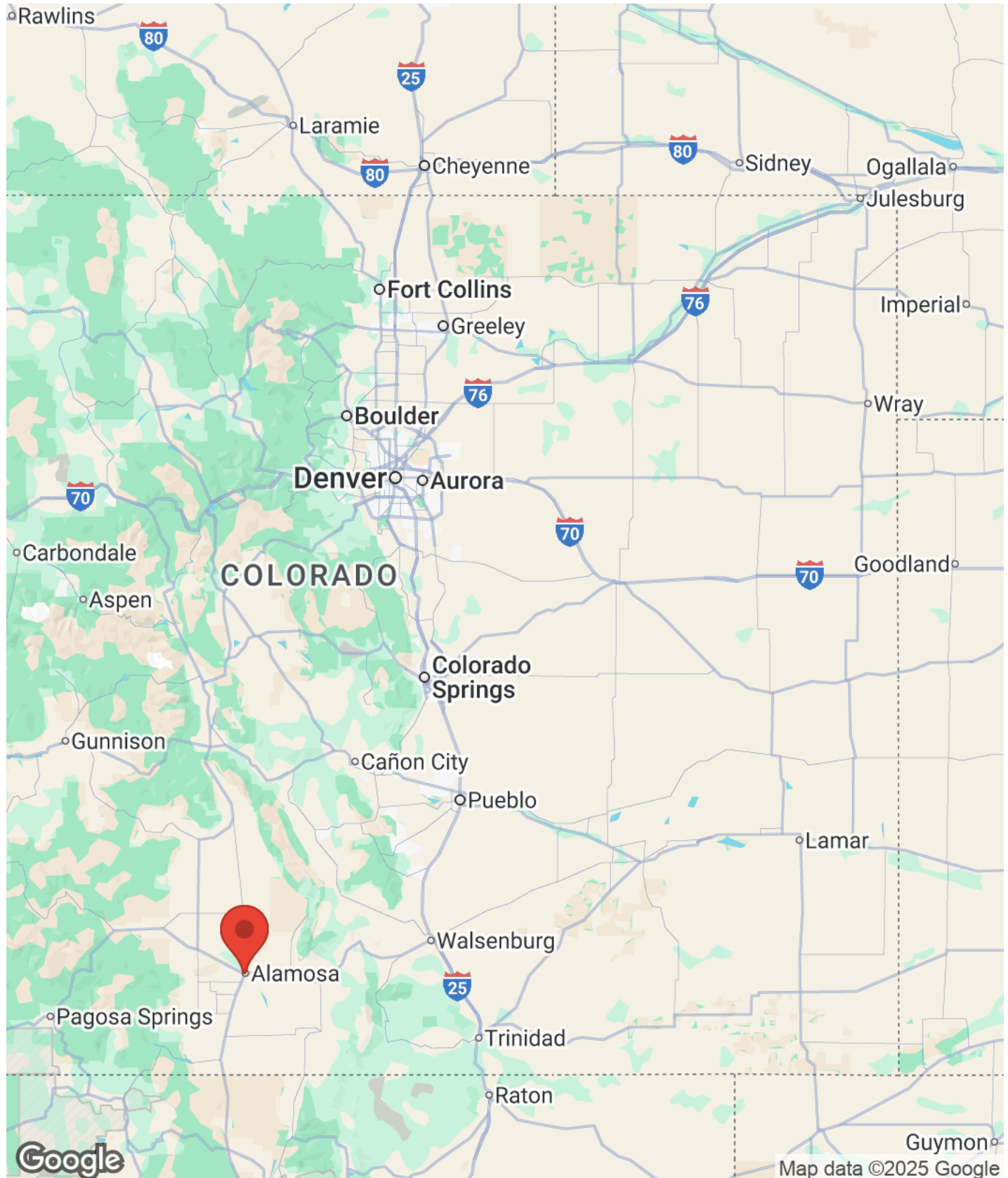
Alamosa, Colorado 6
Ring of 5 miles



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

REGIONAL MAP

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