

Ports to Peaks

OFFERING MEMORANDUM

TBD I-25
Pueblo, CO 81008

Ports to Peaks

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Exclusively Marketed by:

Steve Henson Jr

Keller Williams Performance Realty

CCIM Associate Broker

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100036809



PORTS TO PEAKS

01 **Executive Summary**
Investment Summary

OFFERING SUMMARY	
ADDRESS	TBD I-25 Pueblo CO 81008
COUNTY	Pueblo
MARKET	Pueblo
SUBMARKET	Pueblo
PRICE	\$1,100,000
PRICE PSF	\$6.31
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

PORTS TO PEAKS

02

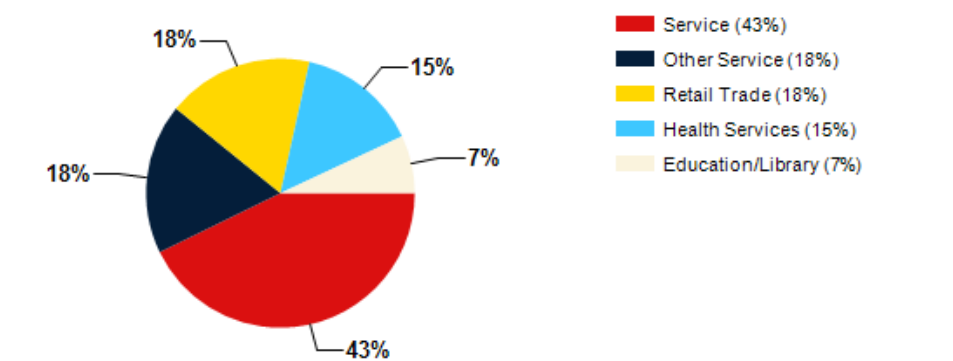
Location

Location Summary

Drive Times (Heat Map)

- 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.

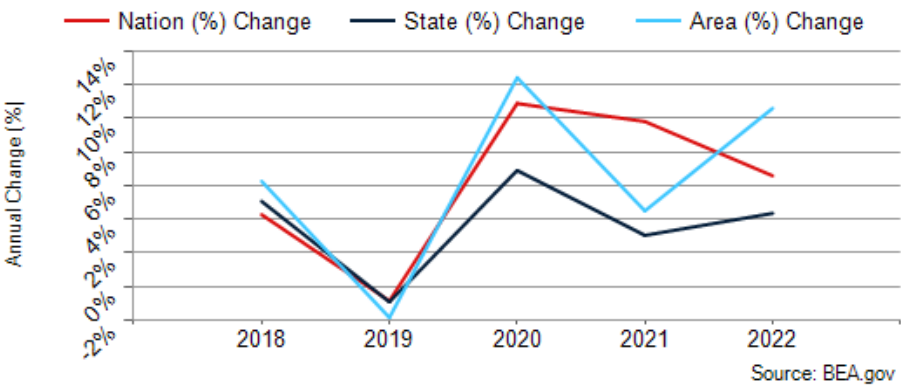
Major Industries by Employee Count

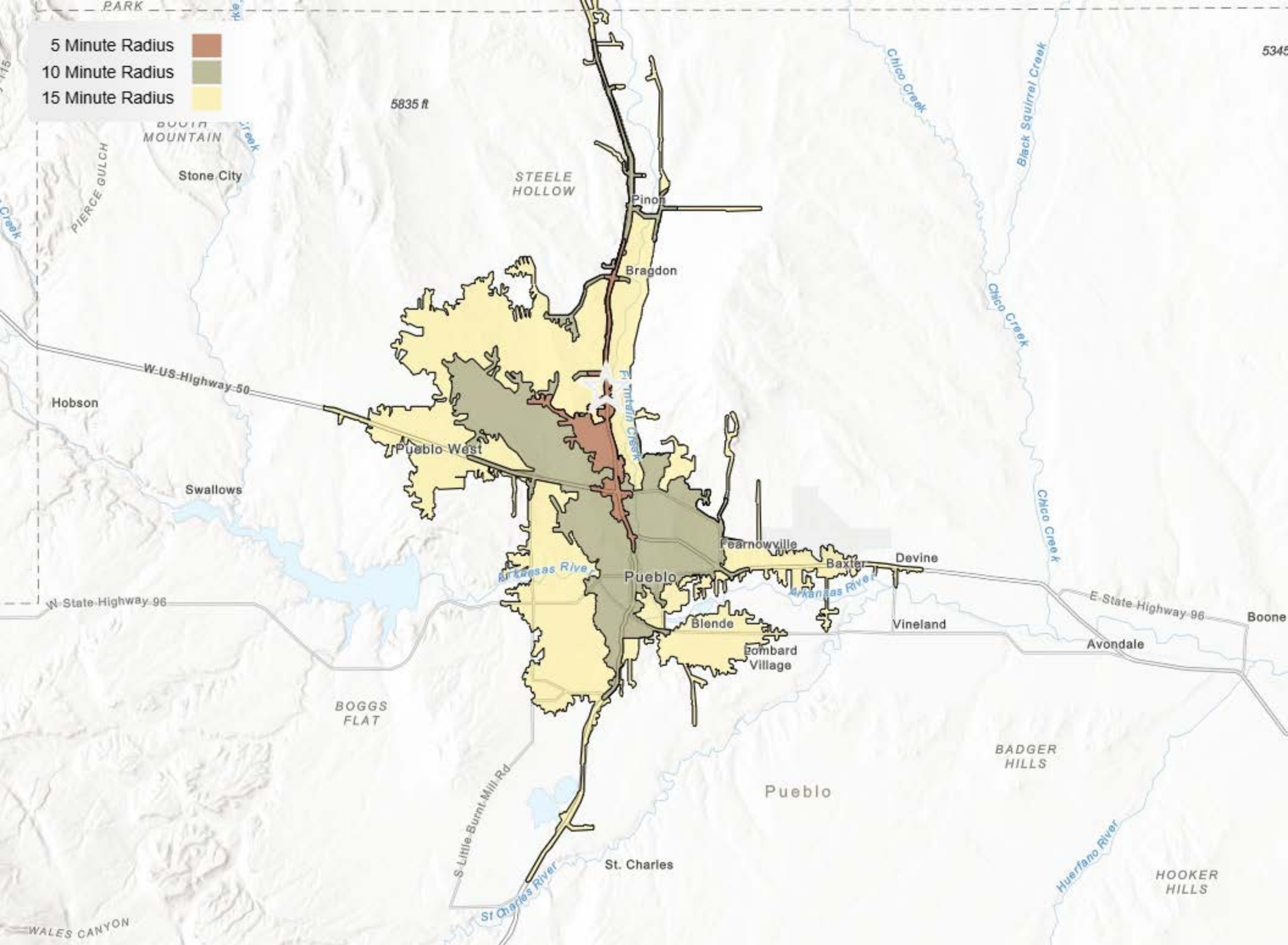


Largest Employers

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

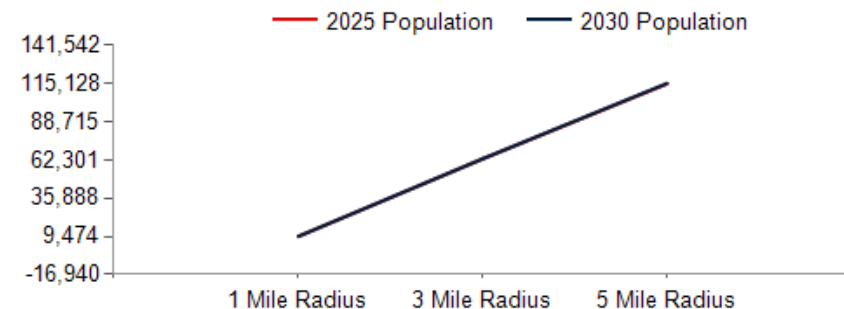
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Demographics

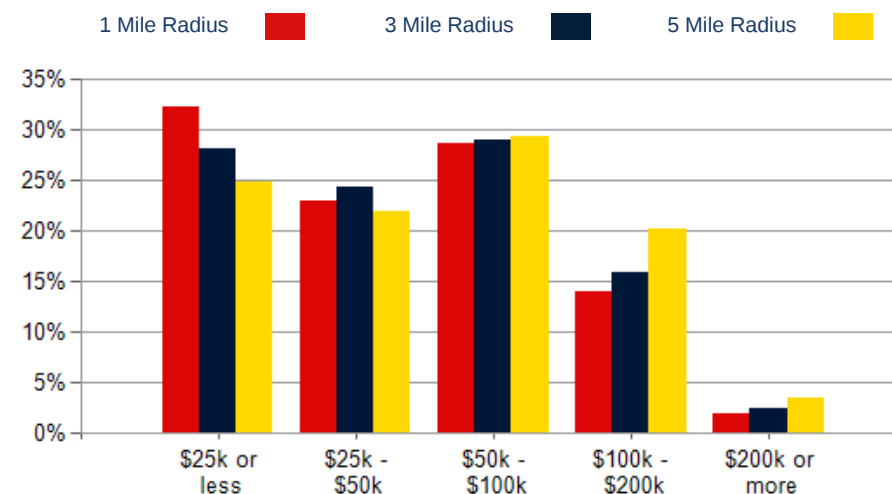
General Demographics

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%

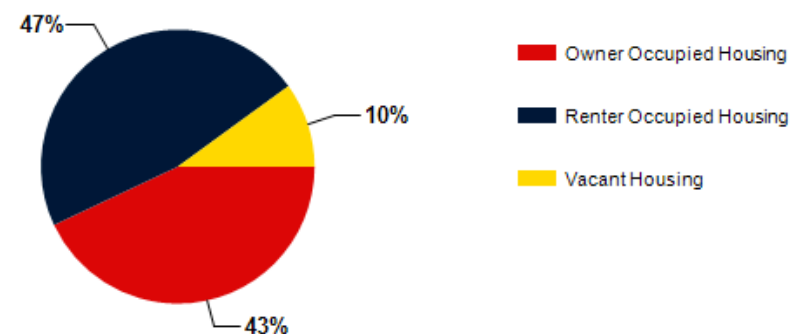
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	777	4,163	6,322
\$15,000-\$24,999	574	3,328	5,414
\$25,000-\$34,999	370	2,559	4,005
\$35,000-\$49,999	593	3,905	6,405
\$50,000-\$74,999	841	4,959	8,483
\$75,000-\$99,999	358	2,748	5,423
\$100,000-\$149,999	499	3,452	7,520
\$150,000-\$199,999	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

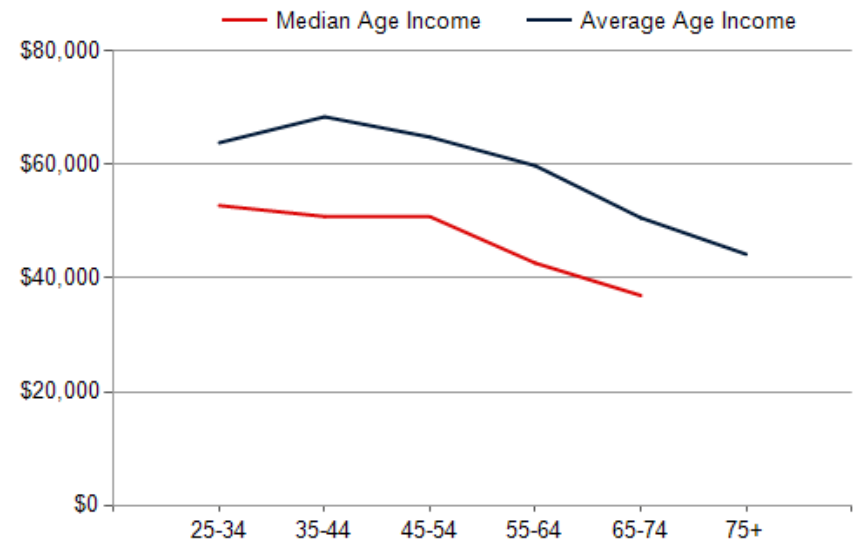
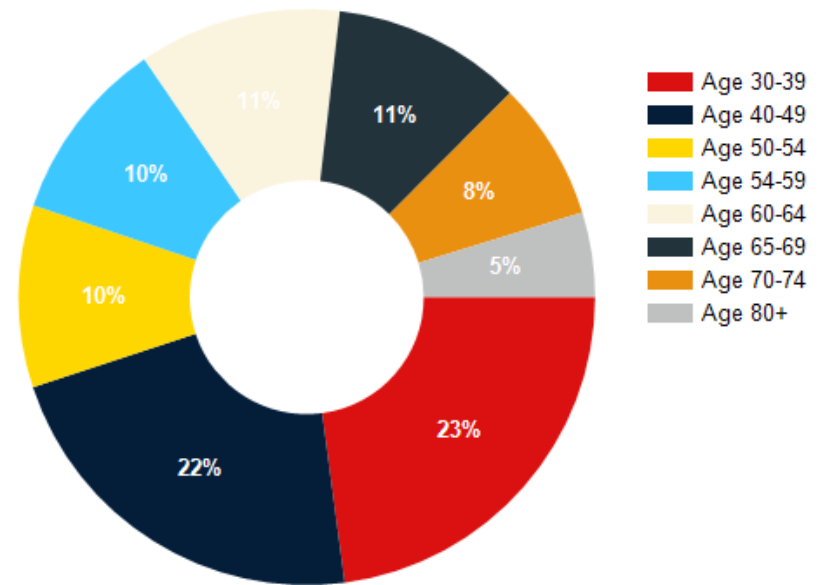


Source: esri

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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