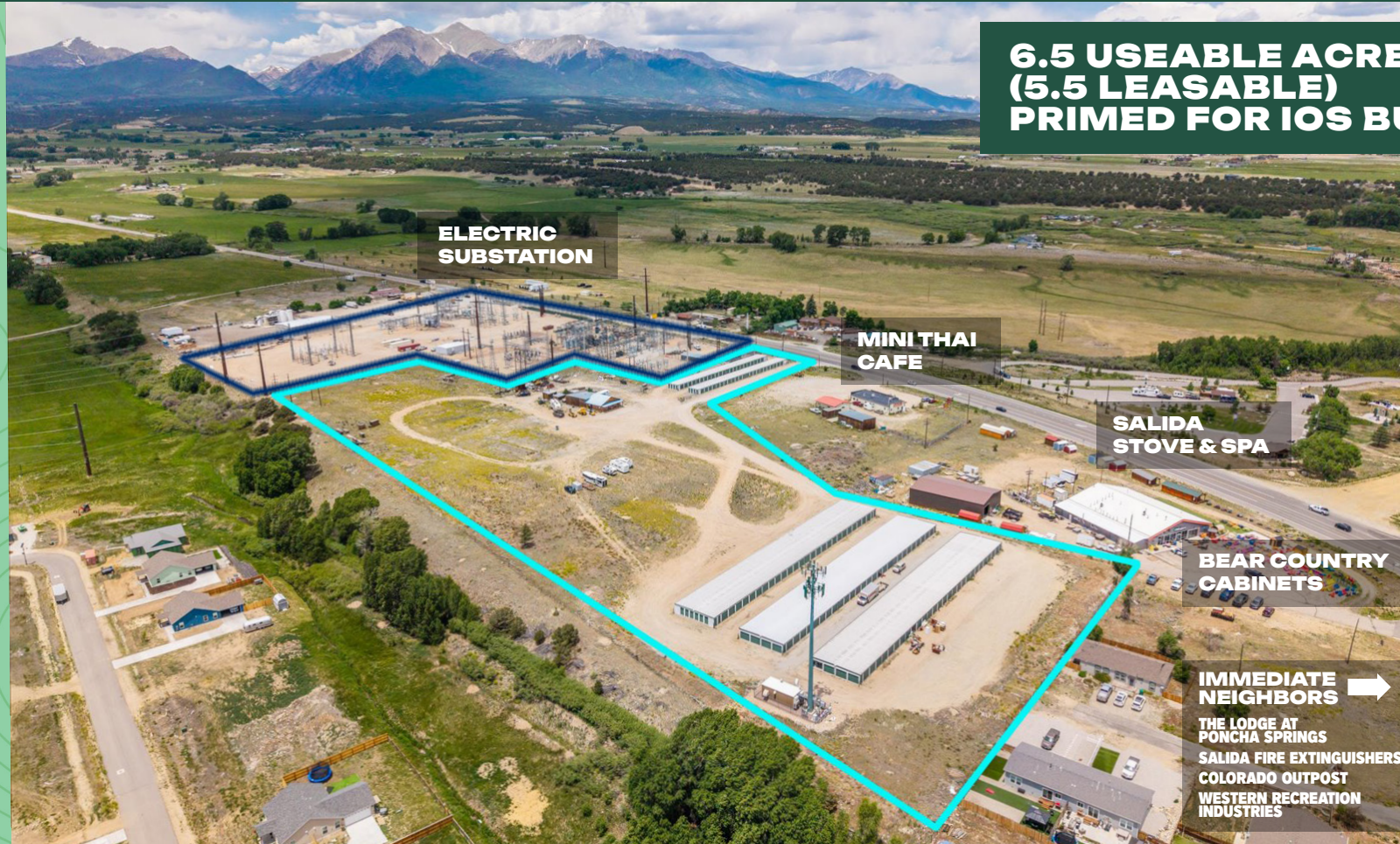


LAND FOR BUILD-TO-SUIT INDUSTRIAL AND DISTRIBUTION

LAND FOR LEASE / LAND FOR SALE



**6.5 USEABLE ACRES
(5.5 LEASABLE)
PRIMED FOR IOS BUILDOUT**

**ELECTRIC
SUBSTATION**

**MINI THAI
CAFE**

**SALIDA
STOVE & SPA**

**BEAR COUNTRY
CABINETS**

**IMMEDIATE
NEIGHBORS** →

**THE LODGE AT
PONCHA SPRINGS
SALIDA FIRE EXTINGUISHERS
COLORADO OUTPOST
WESTERN RECREATION
INDUSTRIES**

11190 U.S. 50, PONCHA SPRINGS, CO 81242 | CHAFFEE COUNTY

BILLY BYRNE
billy.byrne@streamrealty.com
303.888.0028

STREAM

5.5 - 11.5 AC
LAND AREA

ALL UTILITIES
TO SITE

**CONTACT
BROKER**
RENTAL RATE / PRICING

PROPERTY HIGHLIGHTS

- 5.5 up to 11.5 acres
- SD2 zoning, which allows industrial, warehouse, manufacturing, and outside storage
- Utilities to site
- Direct frontage and access at the junction of US 50 and US 285
- Substation adjacent



MARKET OVERVIEW:

CHAFFEE COUNTY, COLORADO

HIGH-GROWTH MOUNTAIN MARKET

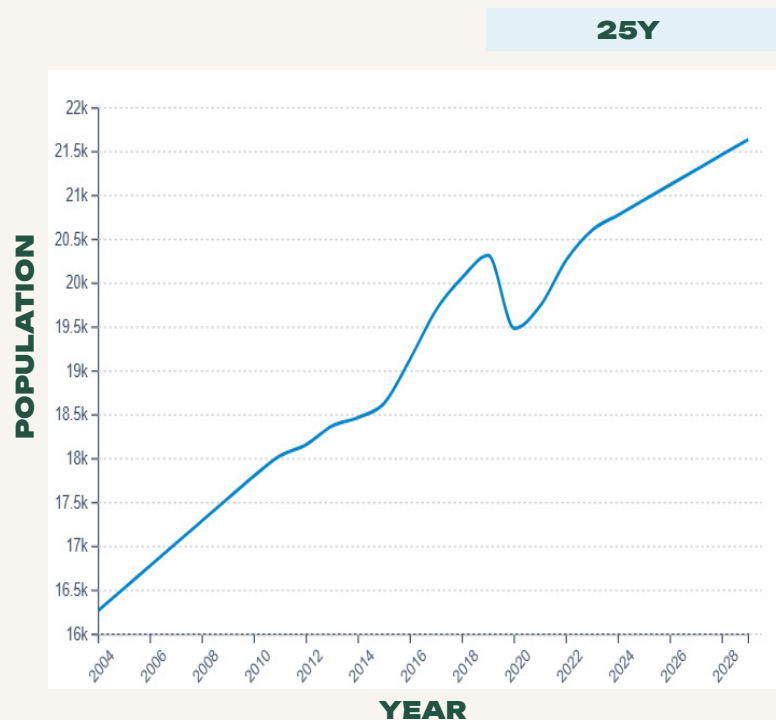
SUPPLY-CONSTRAINED IOS MARKET

Chaffee County's location at the nexus of US Hwy 50 and the Arkansas River Valley creates a natural trade corridor for contractors, outdoor companies, and agriculture adjacent businesses. No institutional IOS operators exist in this submarket.

Poncha Springs is experiencing rapid residential and commercial immigration driven by Salida and Buena Vista growth, creating pentup demand for commercial storage and outdoor yard space.

CHAFFEE COUNTY POPULATION

Data after 2023 is projected based on recent change



~21,000

RESIDENT POPULATION
CHAFFEE COUNTY 2024 ESTIMATE



\$102,570

MEDIAN HH INCOME
2023 ACS ESTIMATE



~9,100 Jobs

TOTAL EMPLOYMENT
2023 RESIDENT EMPLOYMENT



Top Tier CO

POPULATION GROWTH
IN MIGRATION OF TRADES & OUTDOOR INDUSTRY

THE REGION'S STRATEGIC CROSSROADS

THE U.S. 50 & U.S. 285 ADVANTAGE

Located at the intersection of U.S. Highway 50 and U.S. Highway 285, 11190 U.S. 50 sits within the only meaningful industrial and distribution node between Colorado's Front Range and the Western Slope along this corridor.

WHERE COMMERCE CONVERGES

Virtually every shipment, contractor, supplier, and service provider moving into Salida, Buena Vista, Gunnison, and the Upper Arkansas Valley passes through this intersection. For businesses serving central Colorado's mountain markets, this is the region's natural operating and distribution hub.

POSITIONED FOR LONG-TERM DEMAND

Chaffee County's population growth, rising household incomes, and continued in-migration of trades and outdoor industry businesses reinforce the importance of this corridor. As the region expands, the U.S. 50/U.S. 285 junction remains the critical link connecting businesses to the communities they serve.



DRIVE TIMES

SALIDA
10 MINUTES

BUENA VISTA
25 MINUTES

GUNNISON
70 MINUTES

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