



**FEATURES**

<b>CURRENT PROPERTY USE</b> Commercial	<b>UTILITIES</b> Electricity Natural Gas Internet	<b>DOMESTIC WATER</b> Public Tap Available	<b>TOPOGRAPHY</b> Level
<b>POSSIBLE PROPERTY USE</b> Commercial		<b>DOMESTIC SEWER</b> Sewer Tap Available	<b>SHOWING INSTRUCTIONS</b> By Appointment Call Listing Office Call Listing Agent
<b>ZONING</b> Commercial		<b>STREET DESCRIPTION/ACCESS</b> City/Town Paved	<b>TERMS</b> Cash Conventional
<b>LOT SIZE/ACREAGE</b> 1-5 Acres			

**DIRECTIONS**

**Directions** HWY 160 East to Grandview area near Mercy Hospital. Turn LEFT on Davidson Creek Road just after storage units.

**PROPERTY DESCRIPTION/REMARKS**

**Prop. Description/Remarks** These parcels are ideally located near the newly constructed intersection of US Highway 160 and US Highway 550. All of these lots have excellent visibility from both Wilson Gulch Road and Highway 160 to the south. In the strongest growing district of Durango, the "pads" are ideal for either a national retail or service company or local retail, service and/or services enterprise. These sites are build ready and are near the new Morehart Murphy Subaru Dealership, the soon to be built Farmers Fresh Grocery store, and other development in close proximity. There are not many commercial sites left in the greater Durango area so these should be attractive to many end users.

**ADDENDUM**

**Addendum** These parcels are ideally located near the newly constructed intersection of US Highway 160 and US Highway 550. All of these lots have excellent visibility from both Wilson Gulch Road and Highway 160 to the south. In the strongest growing district of Durango, the "pads" are ideal for either a national retail or service company or local retail, service and/or services enterprise. These sites are build ready and are near the new Morehart Murphy Subaru Dealership, the soon to be built Farmers Fresh Grocery store, and other development in close proximity. There are not many commercial sites left in the greater Durango area so these should be attractive to many end users.

**AGENT CONFIDENTIAL REMARKS**

**Agent Confidential Remark** 4 different lots presently available in same area.

**CONFIRMED SHOW INSTRUCTIONS**

**Confirmed Show Instructions** Vacant Land.

**SOLD INFO**

**Contract Date** 2/21/2024  
**Closing Date** 5/15/2024

**ADDITIONAL PICTURES**



**DISCLAIMER**

This information is deemed reliable, but not guaranteed.