

PAD SITES FOR SALE / TRADE / LEASE / TERMS / JV / BTS

2925 W. HIGHWAY 50

PUBELO, CO



PROPERTY SUMMARY

LAND FOR SALE

Lot 1 **1.448 AC** \$ 788,436.00 \$12.50 PSF

Lot 2 **0.625 AC** \$ 340,312.50 \$12.50 PSF

Lot 3 **0.340 AC** \$ 185,130.00 \$12.50 PSF

Lot 4 **0.722 AC** \$ 314,503.20 \$10.00 PSF

Lot 5 **1.205 AC** \$ 419,918.40 \$8.00 PSF

Lot 6 **6.189 AC** \$ 1,078,371.36 \$4.00 PSF

Bulk: 10.529 AC \$ 2,522,537.82 \$5.50 PSF

- Highway 50 frontage pad sites with phenomenal visibility; Prime location; one of the final retail sites remaining along Highway 50
- Zoning: PUD, Planned Use Development

PROPERTY SUMMARY

HOUSEHOLD & INCOME PROFILE (RADIUS - MILES)

	1 MI	3 MI	5 MI
2024 Est. Population	5,929	34,187	95,174
2024 Est. HHs	2,492	14,025	39,049
2024 Est. Avg. HH Income	\$90,353	\$79,822	\$74,613

HOUSEHOLD & INCOME PROFILE (RADIUS - DRIVE TIME)

	5 MIN	10 MIN	15 MIN
2024 Est. Population	1,234	46,905	114,364
2024 Est. HHs	432	19,145	58,315
2024 Est. Avg. HH Income	\$85,376	\$84,572	\$80,029

DAILY VEHICLE TRAFFIC

	M	T	W	R	F	S/U
DAILY:	23,400	24,900	23,500	23,500	24,400	17-21k
AVERAGE DAILY VOLUME:	23,528					

Demographics Source: Esri (2024), Esri-Data Axle, U.S. Census Bureau
Traffic Source: Placer.AI, Placer Labs, Inc.



**Craddock
Commercial**
Real Estate LLC

Matt or Mike Craddock

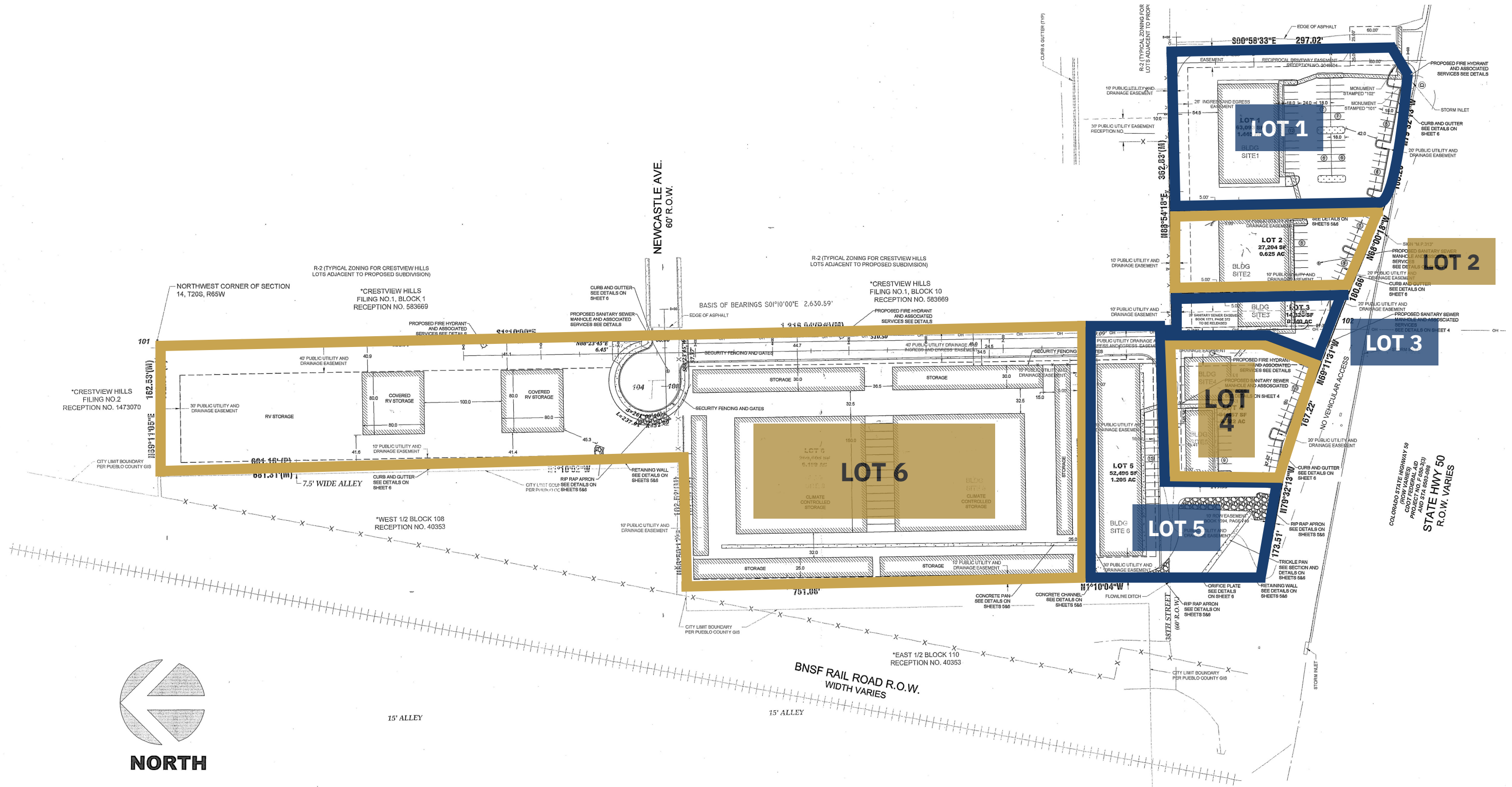
matt@craddockcommercial.com

mike@craddockcommercial.com

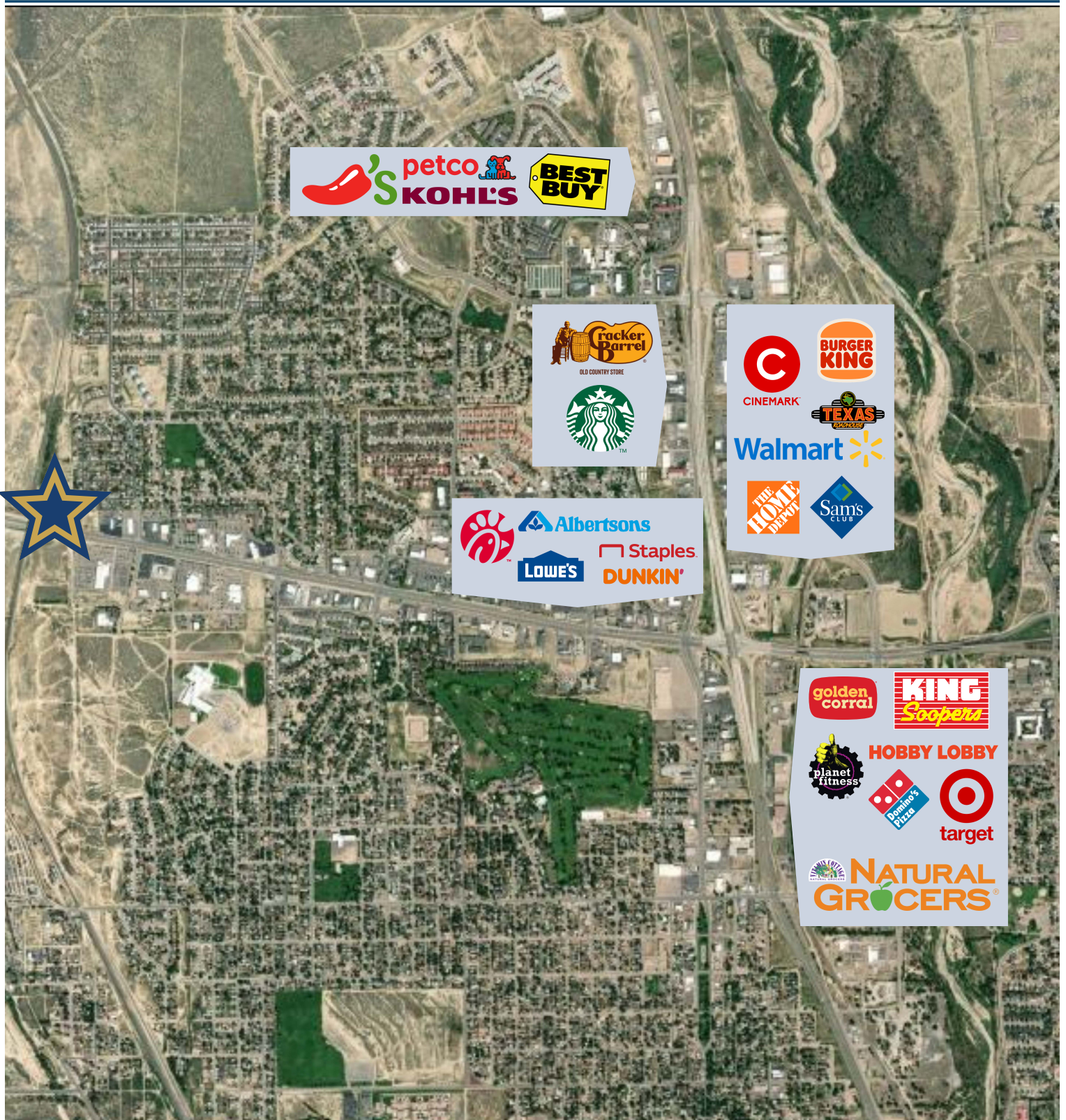
719.630.2233 | craddockcommercial.com

SITE PLAN

PAD SITES FOR SALE 2925 W. Highway 50 Pueblo, CO



SURROUNDING AREA



337 E. Pikes Peak Ave | Suite 200
Colorado Springs, CO 80903
719.630.2233 • craddockcommercial.com

Matt or Mike Craddock
matt@craddockcommercial.com
mike@craddockcommercial.com