

COMMERCIAL LAND | OFFERING MEMORANDUM

1228 E Orman Ave

Pueblo, Colorado 81004

\$1,500,000

LISTING PRICE



TOTAL ACRES 3.495 Survey Verified	LOT SF 152,242 SF	ZONING B-4 Regional Commercial	PRICE / ACRE \$429,184	PRICE / SF \$9.85
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- ✓ Shovel-Ready / Recently Cleared
- ✓ Two Parcels (Dual APN)
- ✓ B-4 Zoning – Broad Permitted Uses
- ✓ Corner Lot – High Visibility
- ✓ All Utilities Available in Area
- ✓ Established Commercial Corridor

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EXECUTIVE SUMMARY

Sorella Real Estate and CORE Group are pleased to present for sale a rare, large-scale commercial land opportunity at **1228 E Orman Avenue** in Pueblo, Colorado. The offering encompasses **3.495 acres (±152,242 square feet)** spanning two legal parcels (APNs 1501319001 & 1501319002) situated at a prominent corner along one of Pueblo's primary commercial corridors.

Zoned **B-4 (Regional Commercial)** by the City of Pueblo, this property supports a broad range of commercial uses including retail, automotive, service-based businesses, and mixed-use development. The site has been **recently cleared and graded**, creating a shovel-ready condition that eliminates demolition costs and positions a buyer for immediate planning and permitting. Level topography and an expansive rectangular footprint provide exceptional flexibility for site design, parking configuration, and phased development.

Located within an established commercial hub, the subject property benefits from strong consumer traffic, surrounding automotive dealers, medical facilities, and neighborhood retail — underscoring the corridor's depth of demand for commercial services. All public utilities (water, sewer, electric, gas) are available in the area, supporting a streamlined path to development. This offering represents a compelling opportunity for developers, investors, and owner-users seeking to capitalize on growth in one of Pueblo's most active commercial zones.

PROPERTY AT A GLANCE

ADDRESS	1228 E Orman Ave, Pueblo, CO 81004	MLS NUMBER	U239187A
LIST PRICE	\$1,500,000	PRICE PER ACRE	\$429,184
PRICE PER SF	\$9.85	ANNUAL TAXES	\$42,974 (2025)*
TOTAL ACRES	3.495 Acres (Survey) / 3.72 Acres (Assessor)	LOT SQUARE FEET	152,242 SF
ZONING	B-4 – Regional Commercial	POSSIBLE USE	Commercial, Mixed-Use, Other
PARCEL 1	1501319001	PARCEL 2	1501319002
TOPOGRAPHY	Flat – Corner Lot	STRUCTURES	None (Cleared)
SCHOOL DISTRICT	District 60	COUNTY	Pueblo County

* 2025 tax assessment reflects prior period when a building was present on the site. Buyer to verify current tax obligation with Pueblo County Assessor.

INVESTMENT HIGHLIGHTS

Versatile Development Potential	With 3.495 acres of cleared, level ground and B-4 zoning, the site accommodates a wide range of concepts — retail, automotive, medical, restaurant, drive-through, mixed-use, and multifamily residential. The corner position and site scale provide flexibility for single-tenant, multi-tenant, or phased development strategies.
Shovel-Ready Site	Recently cleared and leveled — no demolition or grading costs for the buyer. The property is ready for immediate site planning, design, and permitting.

Rare Scale in an Established Corridor	3.495 contiguous acres with dual parcel configuration provides a site size uncommonly available on Pueblo's established commercial corridors. Large footprints of this nature rarely come to market in built-out urban areas.
Flexible B-4 Zoning	B-4 Regional Commercial zoning permits a wide range of high-impact uses including retail, automotive dealers and service, restaurants, medical, office, drive-through facilities, and mixed-use development — providing significant optionality for developers and owner-users.
Corner Lot Visibility & Dual Street Frontage	The property occupies a prominent corner position with paved access, curbs, and gutters already in place, ensuring maximum visibility and multiple points of ingress/egress for future tenants or customers.
Utilities Available In Area	Public water (Pueblo Water), public sewer, electric (Black Hills Energy), and gas (Xcel Energy) are all available in the area, reducing utility extension costs and supporting near-term development timelines.
Established Commercial Demand Drivers	The surrounding corridor features a mix of automotive, medical, and local retail businesses, reflecting sustained consumer demand that supports multiple development concepts. Proximity to I-25 (Northern Ave exit) provides regional accessibility and strong trade area draw.

PROPERTY DETAILS

SITE INFORMATION		UTILITIES & INFRASTRUCTURE	
Zoning	B-4 Regional Commercial	Water	Public – Pueblo Water
Lot Size (Survey)	3.495 Acres / 152,242 SF	Sewer	Public Sewer
Lot Size (Assessor)	3.72 Acres	Electric	Black Hills Energy
Parcel 1	1501319001	Gas	Xcel Energy
Parcel 2	1501319002	Note	Utilities available in area; buyer to verify service and tap fees
Topography	Flat / Level		
Corner Lot	Yes	TRANSACTION	
Irregular Lot	No	List Price	\$1,500,000
Structures	None (Recently Cleared)	Price / Acre	\$429,184
Access	Paved / Town & City	Price / SF	\$9.85
Curbs & Gutters	In Place	Annual Taxes	\$42,974 (2025)*
HOA / POA	None		<i>*Assessed while building was present; buyer to verify current tax obligation post-demolition</i>

PROPERTY PHOTOS



LOCATION & MARKET OVERVIEW

The subject property is located on **East Orman Avenue** near its intersection with **Northern Avenue**, one of Pueblo's most heavily traveled east-west commercial corridors. The corridor connects directly to **Interstate 25** via the Northern Avenue interchange, providing exceptional regional accessibility and exposure to both local and pass-through traffic. From I-25, the property is approximately one minute west — making it a natural first stop for motorists entering Pueblo from the north or south.

The immediate trade area reflects a dense mix of automotive dealers and service providers, medical and health-related businesses, neighborhood retail, and service-oriented commercial tenants. This occupancy mix validates sustained consumer demand in the area and demonstrates the corridor's ability to support diverse commercial concepts.

Pueblo is Southeastern Colorado's regional commercial hub and county seat, serving a primary trade area of approximately 170,000 people across Pueblo County. The city's diverse economic base includes healthcare (UCHealth Parkview Medical Center, CommonSpirit Health St. Mary-Corwin), education (Colorado State University-Pueblo, Pueblo Community College), manufacturing, government, and retail trade. Pueblo's central position on I-25 — equidistant between Denver (approximately 110 miles north) and Trinidad (approximately 90 miles south) — reinforces its role as a regional destination for commercial services.

I-25 Proximity	Located approximately 1 mile from the Northern Ave / I-25 interchange, providing immediate regional highway access
Corridor Strength	Northern Ave is Pueblo's primary commercial artery, supporting automotive, medical, retail, and mixed-use tenants
Regional Trade Area	Pueblo County trade area of ±170,000 residents positions the site within a significant consumer catchment
Infrastructure Ready	All major utilities available; curbs and gutters already in; paved road access on all sides of the corner
B-4 Permitted Uses	Retail centers, automotive dealers/service, restaurants, drive-throughs, medical, office, hotel, mixed-use, and more
Cleared for Development	Site has been recently cleared, eliminating remediation or demolition costs common to urban commercial sites

DIRECTIONS

From **Interstate 25**: Take the Northern Ave exit. Travel **west on Northern Ave** to E Orman Ave. The property is on your right (south side of Northern Ave / corner of E Orman Ave).

Coordinates: Pueblo, CO 81004 | APN: 1501319001 & 1501319002

MARKET CONTEXT

Commercial land offerings of comparable scale and zoning are limited in Pueblo's established urban core, making the subject property a distinctive opportunity. The table below provides context from currently available commercial land

listings in Pueblo County. Verified closed-sale comparables for B-4 zoned sites of this size are limited; interested parties are encouraged to conduct their own due diligence through the Pueblo Association of Realtors MLS and Pueblo County Assessor records.

PROPERTY	ACREAGE	ZONING	PRICE	PRICE/ACRE	STATUS
1228 E Orman Ave, Pueblo (Subject)	3.495	B-4	\$1,500,000	\$429,184	Active
Kachina Dr, Pueblo (B-3 Corner Lot)	~0.9	B-3	See Agent	N/A	Active
Pueblo County Avg (Commercial, LandSearch)	Varies	Various	\$614,639 avg	\$264,687 avg	Active Mkt

Note: Subject's premium to avg market reflects B-4 zoning, site scale, I-25 proximity, cleared condition, and dual-parcel configuration. Buyer encouraged to independently verify comps through Pueblo Association of Realtors.

ADDITIONAL PROPERTY PHOTOS



LISTING CONTACTS

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All information contained in this Offering Memorandum and any additional information, documents, or materials furnished or made available are deemed to be reliable but not guaranteed. Prospective purchasers should conduct their own investigations and rely solely on their own judgment, investigations, and due diligence when evaluating the Property. Prospective purchasers are strongly advised to independently verify all information, including acreage (assessor reports 3.72 acres; survey

reflects 3.495 acres), utility availability, traffic counts, zoning, and tax figures with appropriate municipal and county authorities. Neither the Owner nor Sorella Real Estate / CORE Group, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of the Offering Memorandum or its contents. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice. This Offering Memorandum is subject to prior sale, withdrawal, or modification without notice.

MLS #U239187A | List Date: January 13, 2026 | Sorella Real Estate, DORA License #EC.100070264