

## 1 ACRE COMMERCIAL PAD SITE

Sale Price: \$785,000 (\$18.00/SF)

Prime commercial pad site located adjacent to I-25 at the Wellington interchange. This site was previously approved for a Sonic Drive-In. The lot is adjacent to McDonald's, Taco Bell, Maverik, urgent care, and several other interchange-related retail users. The site is zoned C-3 for Mixed-Use Commercial and is ideal for fast food, restaurant or other retail development. It offers terrific visibility and access to I-25 with interstate frontage and signage.

### PROPERTY HIGHLIGHTS

- I-25 Frontage:** ±250'
- Zoning:** C-3 Mixed-Use Commercial
- Site Size:** 43,585 SF

**PRICE IMPROVED**





For more information,  
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