

CALL BROKER
FOR PRICING

GROUND LEASE,
BUILD TO SUIT



Property brought to you by:

Eric Roark | 214-725-7893 | ericroark@wellsgroupdurango.com | The Wells Group of Durango, Inc. | durangocoloradorealestatepro.com

LOCATION:

NEQ of State St and Main St
600 State St, Cortez, CO 81321

LEASE: Ground Lease or Build to Suit

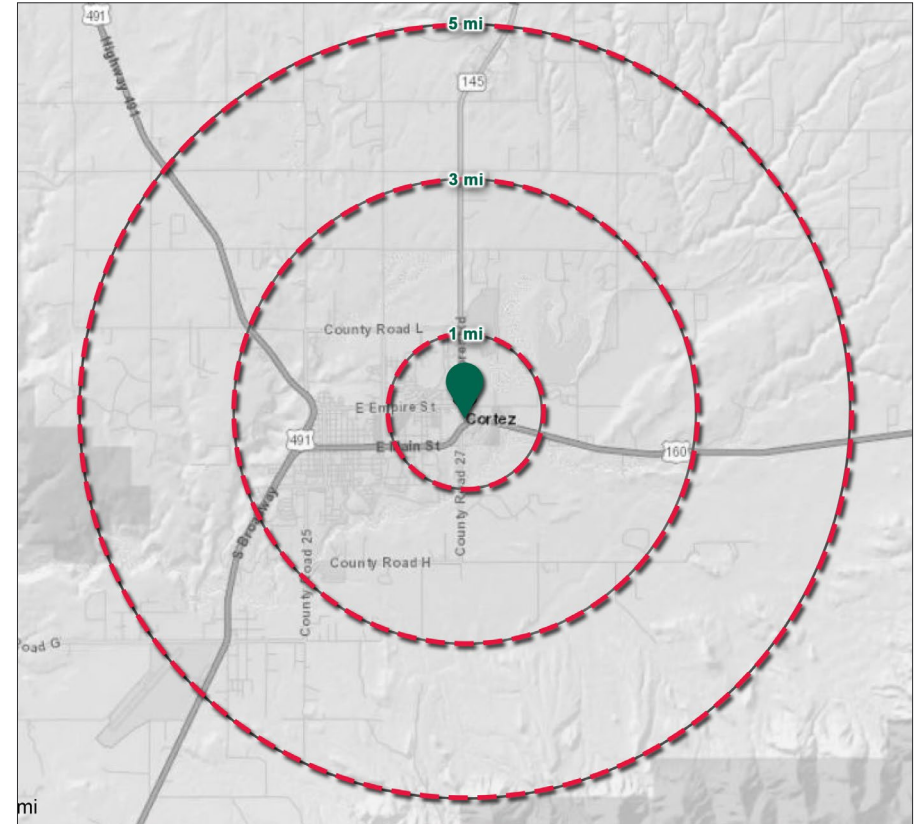
SALE PRICE: Call Broker for Pricing

TRAFFIC COUNTS: Highway 160: 23,000 VPD (CDOT 2020)

DESCRIPTION:

It is the county seat of Montezuma County and is situated in the Four Corners region, where the states of Colorado, New Mexico, Arizona, and Utah meet. One of the most famous attractions in the Cortez area is Mesa Verde National Park. This UNESCO World Heritage Site is known for its well-preserved cliff dwellings, which were once home to the Ancestral Puebloans. Visitors can explore these historic sites and learn about the history of the people who lived there. Cortez offers various cultural and historical attractions, including the Cortez Cultural Center and the Crow Canyon Archaeological Center. These institutions provide insights into the cultural heritage and history of the region. The city's economy has also become increasingly reliant on tourism due to its proximity to Mesa Verde and other natural attractions. Many visitors come to explore the region's history, culture, and outdoor activities.

600 State Street
Cortez, Colorado 81321



DEMOGRAPHICS:

	1 mile	3 mile	5 mile
2023 Population	2,452	10,767	13,600
2028 Proj. Population	2,482	10,907	13,810
Daytime Population	2,651	11,419	13,564
Average HH Income	\$85,785	\$71,490	\$75,371

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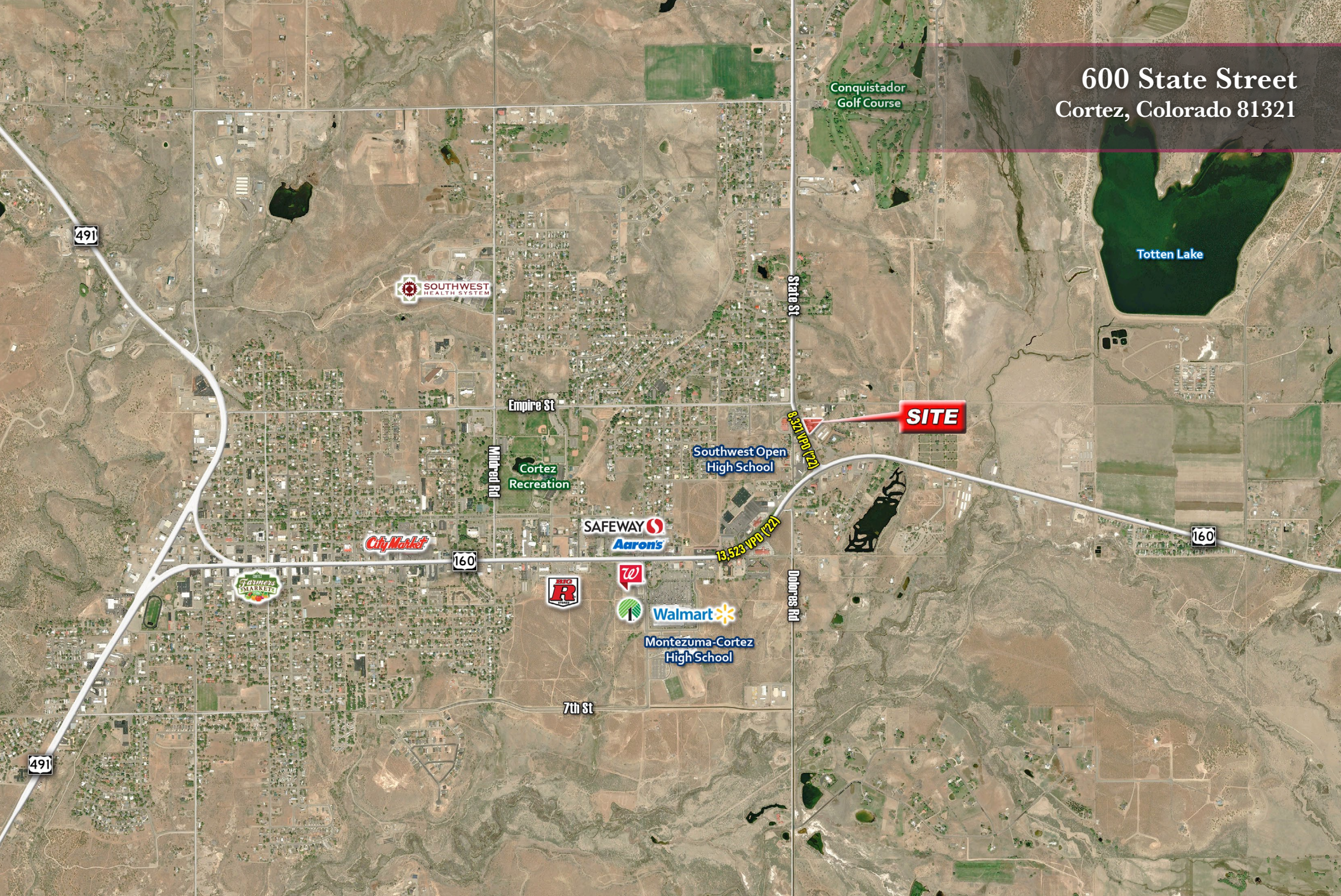
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