

Eaglecross Business Center

SEC I-25 & Dillion to NEC I-25 & Eagleridge | Pueblo, CO



FOR SALE

AVAILABLE

1.00 - 64.5 Acres
including public ROW

PRICE

\$5,500,000

CITY/COUNTY

Incorporated Pueblo/
Pueblo County

ZONING

Pueblo Business Park

ABOUT THE PROPERTY

Eaglecross Business Center is the last undeveloped parcel of its size along I-25 and within the City's boundaries and features some amazing characteristics. EBC is shadow-anchored by the dominant Pueblo Crossing shopping center to the west, connected to both Dillon Drive I-25 interchange to the north and Eagleridge Blvd Interchange to the south, backs up to Fountain Creek open space on the east, and contains over 4,800 feet of I-25 frontage with over 40,000 VPD. Developers of retail, office, industrial, and multi-family will be able to take advantage of Pueblo ranking first for affordable living in Colorado on the best tract of land the City currently has to offer.

TRAFFIC COUNTS

I-25	34,760 VPD
Eagleridge Blvd	15,200 VPD
Year: 2022 Source: Esri	

CONTACT

Patrick McGlinchey | 210.303.3149
patrick.mcglinchey@srsre.com

Justin Gregory | 303.803.7170
justin.gregory@srsre.com

SEC I-25 & Dillon to NEC I-25 and Eagleridge

Pueblo, CO



COMPLETED IN 2022

DILLON DR

25

FUTURE DILLION DR INTERCHANGE CONNECTION

FOUNTAIN CREEK

PUEBLO CROSSING

BEST BUY

DICK'S

PETCO

chili's

BEYOND

KOHL'S

TRACTOR SUPPLY CO

SPORTSMAN'S

HARLEY-DAVIDSON

Best Western

Hampton Inn

EAGLERIDGE BLVD

SITE

UNION PACIFIC RAILROAD

15,200 VPD

34,760 VPD

43,701 VPD

50

6

47

BIG LOTS!

CSU PUEBLO
4,000 STUDENTS

Eaglecross Business Center

SEC I-25 & Dillion to NEC I-25 & Eagleridge | Pueblo, CO



DEMOGRAPHIC HIGHLIGHTS

Population	1 Mile	3 Miles	5 Miles
2022 Estimated Population	3,080	30,293	68,128
2027 Projected Population	3,273	30,713	69,122
Projected Annual Growth 2022 to 2027	1.22%	0.28%	0.29%
Daytime Population			
2022 Daytime Population	4,769	34,412	79,741
Workers	3,162	18,317	41,543
Residents	1,607	16,095	38,198
Income			
2022 Est. Average Household Income	\$94,983	\$80,939	\$67,558
2022 Est. Median Household Income	\$77,456	\$57,535	\$47,045
Households & Growth			
2022 Estimated Households	1,464	12,543	27,404
2027 Projected Households	1,563	12,728	27,807
Projected Annual Growth 2022 to 2027	1.32%	0.29%	0.29%
Race & Ethnicity			
2022 Est. White	60%	62%	59%
2022 Est. Black or African American	4%	3%	3%
2022 Est. Asian or Pacific Islander	5%	2%	2%
2022 Est. American Indian or Native Alaskan	2%	2%	3%
2022 Est. Other Races	9%	12%	15%
2022 Est. Hispanic	38%	41%	47%

- *Road can be re-routed
- *Parcels can be reconfigured
- *Rail spur potential (Union Pacific)

[VIEW SUBDIVISION LOTS](#)

34,760 VPD

[VIEW SUBDIVISION LOTS](#)



SRS Real Estate Partners

8144 Walnut Hill Lane, Suite 1200
Dallas, TX 75231
214.560.3200

Patrick McGlinchey

210.303.3149

patrick.mcglinchey@srsre.com

Justin Gregory

303.803.7170

justin.gregory@srsre.com

SRSRE.COM

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable;
however SRS Real Estate Partners does not guarantee its completeness or accuracy.