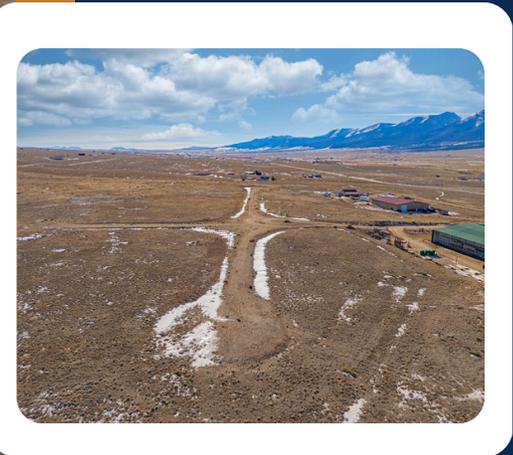


For Sale
26 Acres | 33 Platted Lots
Westcliffe, Colorado



THRIVE™
COMMERCIAL PARTNERS
Investing in the future through people



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26 Acres | 33 Platted Lots | Westcliffe, Colorado Land Development Opportunity

Exceptional opportunity to acquire a 26-acre assemblage of 33 platted lots in beautiful Westcliffe, Colorado—a high-demand mountain community at the base of the Sangre de Cristo Range, known for its dark-sky designation, outdoor recreation, and limited developable land. The property is zoned Highway Commercial, offering a rare blend of visibility, flexibility, and development potential in a supply-constrained market.

The property's fully platted status significantly reduces entitlement risk and positions a buyer to move efficiently toward development or phased execution. The site allows for a cohesive project vision while maintaining flexibility to sell, build, or hold individual lots. Its setting combines expansive views, attractive terrain, and proximity to downtown Westcliffe, making it well-suited for commercial, mixed-use, or specialty development concepts targeting both local demand and destination traffic.

With constrained supply, growing interest in mountain markets, and the inherent value of approved lot splits, this offering delivers a compelling blend of near-term development potential and long-term appreciation in one of Southern Colorado's most scenic and supply-limited communities.



LIST PRICE:
\$750,000



LOT DETAILS:
26ac of platted lots- 33 lots



ZONING:
Highway Commercial



Information contained herein, while not guaranteed, is from sources we believe reliable. Price, terms and conditions are subject to change without notice. Thrive Commercial Partners acting as Landlord's/Seller's Agent: A Landlord's/Seller's agent works solely on behalf of the Landlord/ Seller to promote the interests of the Landlord/Seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as the advocate for the Landlord/Seller.

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