

PONCHA MEADOWS

10815 County Road 128, Poncha Springs, CO 81201

Large Scale Master-Planned Development Opportunity



Available

**16 Acres (approx)
of Commercial Land
Remaining**

Poncha Meadows is a large-scale, master-planned development opportunity strategically located at the intersection of Highway 285 and County Road 128 in Poncha Springs, Colorado, and is known as the **"Crossroads of the Rockies."** This highly visible site is positioned to capture growing residential demand, regional tourism traffic, and commercial expansion in one of Colorado's fastest-growing mountain markets.



ZALL
COMMERCIAL
REAL ESTATE

Ellen Cummings
ellen@zallcompany.com
C: 206.478.5658

Call brokers for pricing:

Mark Pyms
mark@pcgcre.com
O: 303.966-0690 | C: 720.318.9454



Property Summary

Sale Price	Contact Brokers
Lot Size	16 Acres (approx)
Property Type	Commercial Land
County / Town	Chaffee / Poncha Springs
Zoning	Commercial

*Draft Master Plan

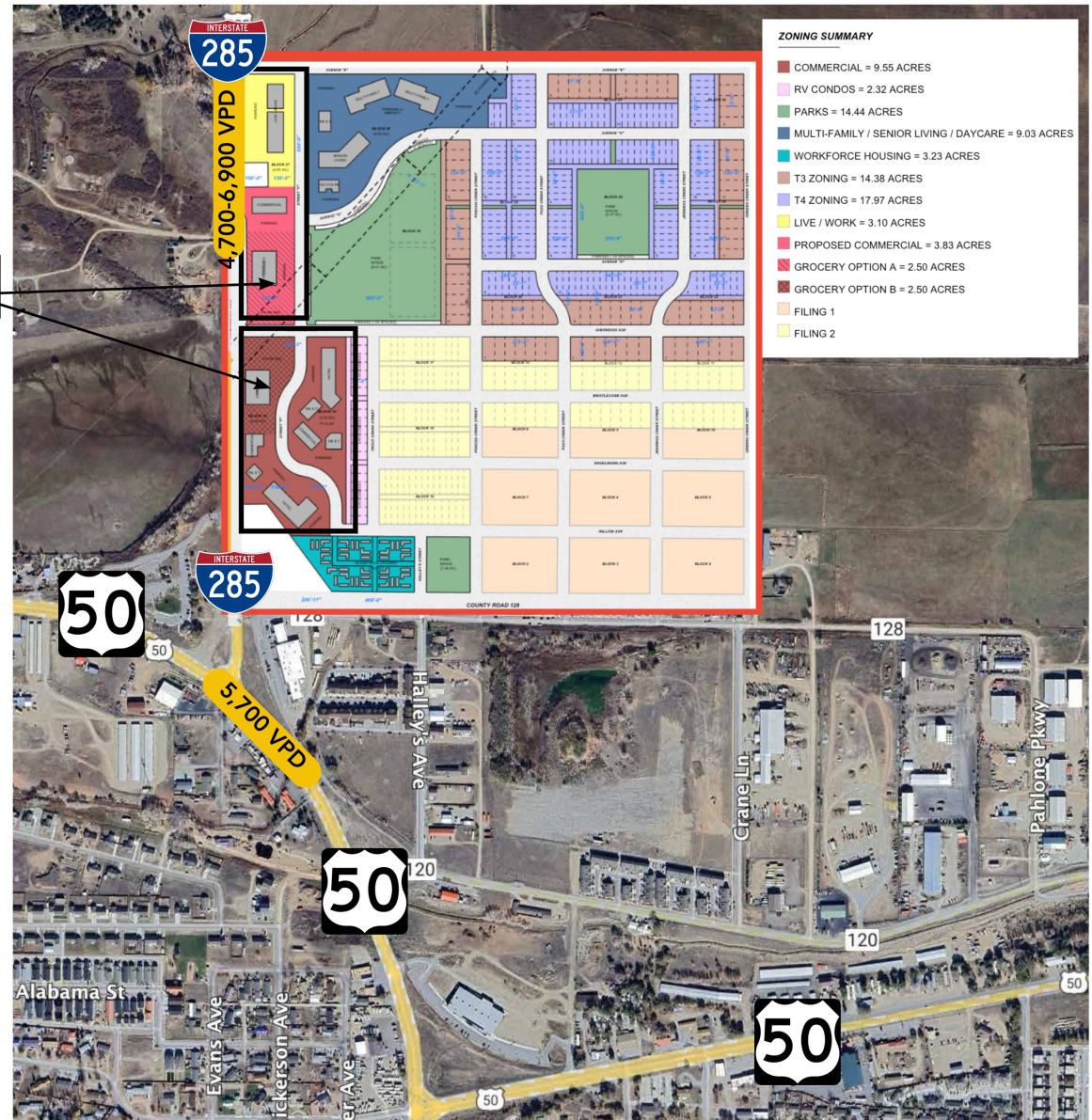
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Investment Highlights

- Residential Development Status:
www.ponchameadows2.com/map-prices
- Prime highway frontage along US Hwy 285
- Partially built-out master plan with strong momentum and community support
- High traffic counts from regional commuters and tourists
- Breathtaking views of the Saguache Range and the Sangre De Cristo mountains, bordered by the expansive San Isabel National Forest
- Strong demographics with above-average household incomes
- One of Colorado's fastest-growing small towns (8.46% annual growth)

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Regional Drivers

- **250,000+** annual visitors to Poncha Springs
- **1.2 million** visitors annually to Chaffee County
- **Monarch Mountain Ski Area** expansion (377 additional acres open this season)
<https://skimonarch.com/no-name-basin/>
- Planned city **parks, hotels, restaurants, retail, sports complex, and music venue** within walking distance
- This location benefits from **year-round recreation, commuter traffic, and growing residential density**, making it ideal for commercial and mixed-use investment.

Demographics



959

Population

Within One Mile



\$104K

Average Household

Income



\$799,000

Average Home Value



2.1

Average Household Size



Traffic Counts (1-Mile Radius)

- **US Highway 50: ~5,700 VPD**
- **US Highway 285: ~4,700–6,900 VPD**
- **Strong visibility at a heavily traveled regional crossroads**

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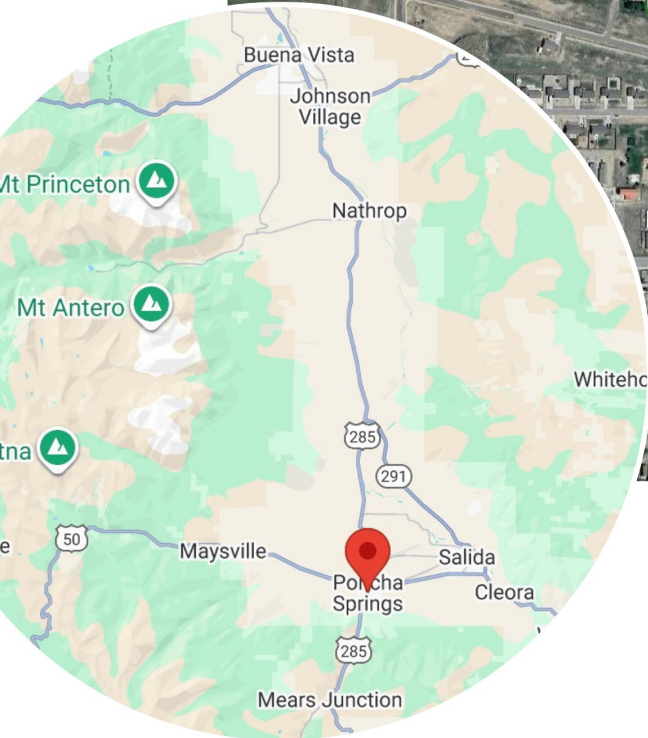
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AREA AMENITIES

- Direct access to the Colorado Trail
- 15 Minutes to Monarch Mountain Resort
- 10 minutes to Downtown Salida
- World-class rafting & fishing on the Arkansas River
- 25 minutes to Mount Princeton Hot Springs
- Hiking, mountain biking, skiing, kayaking, hunting, discgolf and pickleball

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