

LAND FOR SALE

3745 Kachina Place Pueblo, Colorado 81008

Development site located approximately 4 miles west of I-25 (Exit 101), Pueblo, Colorado.

Location: Subject property is located on the south side of US Highway 50, west of the Spradley Ford Dealership, 2828 W. US Highway 50. The site is approximately 3.5 miles east of Pueblo West and less than 1 mile from the Park West Business Park. A significant portion of Park West development park is devoted to healthcare facilities, anchored by Parkview Medical Center, Kaiser Permanente, and a number of medical office tenants. A new Assisted Living complex (Bonaventure Senior Housing) is also located south of the Parkwest Business Park.

Parcel size: 11.9 acres (518,364 square feet), to be confirmed/adjusted by survey.

Zoning: B-3 allowing over 80 Uses By Right with 34 more Uses by city review, plus another 28 conditional uses.

Utilities: All utilities to the site.

Engineering

Included: \$100,000+ in engineering work for warehouse/flex construction invested by current owners.

Detention

Pond: There is an existing detention pond approximately 4.3 acres in size located in the south portion of the site included in gross acreage.

Topography: Gently sloping to the south and west.

Offering

Price: Priced to Sell @ ~~\$600,000~~
NOW \$500,000

PRICE REDUCED

CONTACT: Max Bumguardner, Broker
Maxwell Realty Consulting Services
Listing Agent
maxb112@comcast.net

303.799.6809



SUBARU

KIA / MAZDA

DODGE CHRYSLER

JEEP

NISSAN

SPRADLEY CHEVROLET

HYUNDAI

TOYOTA

NAPA

SOUTHWEST MOTORS

WILLS BLVD

ALPINE FORD

US FOREST SERVICE

US 50

KACHINA BLVD

KACHINA PLACE

DETENTION POND



PUEBLO RESERVOIR

PUEBLO WEST

BONAVENTURE
SENIOR HOUSING

YMCA

PARKWEST BUSINESS CAMPUS

PUEBLO BLVD

KAISER
PERM.

PARKVIEW
HOSPITAL

US-50

SUBJECT PROPERTY

US-50