

TOTTEN LAKE

Totten Reservoir
State Wildlife Area

51.9 AC

±8,688
145 VPD

N DOLORES ROAD

ONLINE AUCTION MARCH 23-25

\$1 AUCTION – 51.9 ACRE DEVELOPMENT SITE | COLORADO

2619 Rampart St, Cortez, CO 81321

Marcus & Millichap

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Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

Activity ID #ZAH1240012

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA
marcusmillichap.com

ONLINE AUCTION

R MARKETPLACE

AUCTION DATES: MARCH 23-25, 2026

[CLICK TO VIEW AUCTION WEBSITE](#)

THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://rimarketplace.com/sale-event-terms>). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://rimarketplace.com/faq>).

AUCTION DATE

The Auction end date is set for March 23-25, 2026

ABSOLUTE AUCTION

This will be an absolute auction without a reserve or minimum sale price, guaranteeing a sale to the highest bidder. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the Bidding page (<https://rimarketplace.com/faq>).

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

2619 RAMPART ST

AUCTION ADVISORS

ADAM SKLAVER

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Marcus & Millichap

2619 RAMPART ST

BROKER OF RECORD

LEWIS, ADAM A.

Colorado

(303) 328-2000

License: ER100091205


Marcus & Millichap


Walmart SAFEWAY
Denny's Wendy's COLD STONE CREAMERY T Mobile McDonald's

±8,688 VPD
145

N DOLORES ROAD

Days Inn BY WYNDHAM

51.9 AC



01



EXECUTIVE SUMMARY

Offering Summary
Investment Highlights
Survey
Regional Map

Marcus & Millichap



 ±8,688
145 VPD

N DOLORES ROAD

 51.9 AC

OFFERING SUMMARY

2619 RAMPART ST



Starting Bid
\$1



Lot Size
51.9 Acres



Auction Dates
March 23-25

AUCTION DETAILS

Starting Bid \$1

Auction Dates March 23-25, 2026

[CLICK HERE TO ACCESS DUE DILIGENCE DOCUMENTS](#)

OPERATIONAL

Development Type Land

Lot Size 51.9 Acres (2,260,764 SF)

Zoning R-1, Residential Single-Family

County Montezuma

Parcel Numbers 560919300036, 560919300037

Address 2619 Rampart St - Cortez, CO 81321

Taxes (2025) \$13,151.56



 Totten Reservoir
State Wildlife Area

TOTTEN LAKE

 51.9 AC

N DOLORES ROAD

 ±8,688
15 VPD

\$1 AUCTION - 51.9 ACRE DEVELOPMENT SITE | COLORADO

2619 Rampart St, Cortez, CO 81321

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present a ±51.9-acre development site located at 2619 Rampart Street (the “Property”) in Cortez, Colorado. This Property offers an exceptional investment opportunity via development and FIRST BID MEETS RESERVE!

The Property consists of two parcels totaling ±51.9-acres and benefits from excellent frontage with ±400 feet along State Hwy 145 (North Delores Road) with ±8,688 vehicles per day, providing strong visibility and accessibility. The Property benefits from favorable R-1, Residential Single-Family District zoning that allows for a wide variety of flexible uses. Due to its strategic location in a growing market, the Property presents developers with a prime development opportunity with the potential for significant upside. East Rampart Street (unbuilt) separates both parcels providing future access to both north and south tracts.

Cortez, Colorado is a regional commercial center in southwestern Colorado’s Montezuma County, positioned along U.S. Highways 160 and 491, which provide direct access to regional trade corridors. The local economy is anchored by tourism, healthcare, retail trade, and government services, driven in part by the area’s proximity to major outdoor attractions like Mesa Verde National Park and Canyon of the Ancients, which bring steady visitor traffic and support hospitality, retail, and service demand. Cortez serves as a retail hub for surrounding rural communities and tribal lands, creating everyday consumer demand that underpins neighborhood retail and service-oriented commercial uses. Nearby traffic drivers include Walmart, Safeway, Denny’s, Wendy’s, McDonald’s, T-Mobile, Cold Stone, Days Inn, Hampton Inn, Quality Inn, and Montezuma-Cortez High School. The Property is located in an area that serves 11,650 people within a 3-mile area and ±14,775 individuals with an AHHI of ±\$73,037 within a 5-mile area further enhancing the area’s retail potential. The population has experienced 6.57% growth from 2020-2024 with 8.84% growth expected to continue through 2029.

INVESTMENT HIGHLIGHTS

±51.9 Acre Residential Development Site in Cortez, CO

Attractive Demographics with ±14,775 Individuals and Annual Household Income of ±\$73,037 (5-Mile)

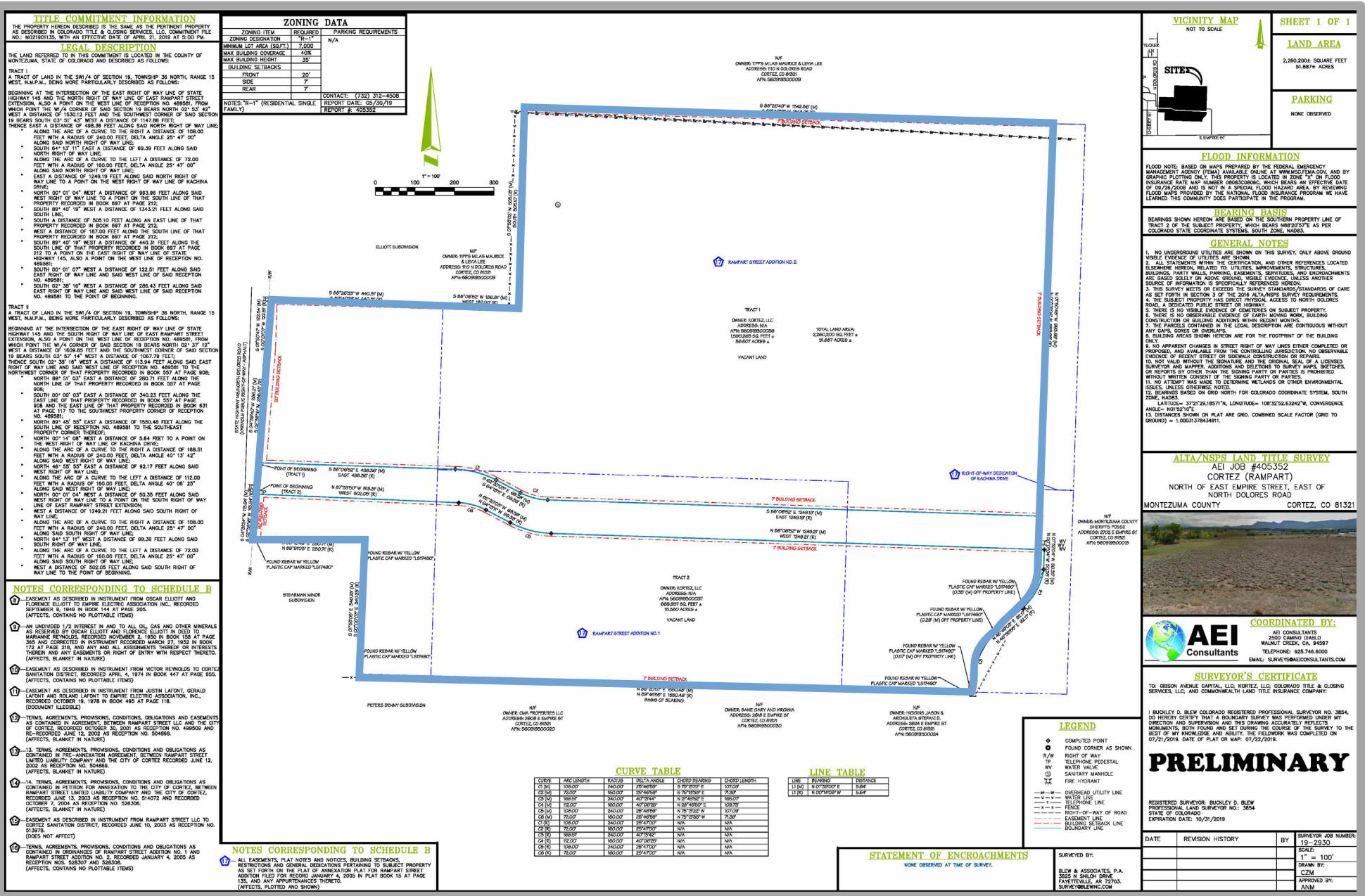
Highway Visibility on CO-145 with ±8,688 Vehicles per Day

Nearby National Retailers: Walmart, Safeway, Denny’s, Wendy’s, McDonald’s, T-Mobile, Cold Stone, more

6.57% Population Growth from 2020-2024 and 8.84% Growth from 2024-2029 Anticipated (5-Mile Radius)

Favorable R-1, Residential Single-Family Zoning with Flexible Permitted Uses

\$1 Auction - 51.9 Acre Development Site | Colorado // Survey



TITLE COMMITMENT INFORMATION
 THE PROPERTY HEREIN DESCRIBED IS THE SAME AS THE PROPERTY AS DESCRIBED IN COLORADO TITLE & CLOSING SERVICES, LLC, COMMITMENT FILE NO. 1021801136, WITH AN EFFECTIVE DATE OF APRIL 21, 2018 AT 9:00 PM.

LEGAL DESCRIPTION
 THE LAND REFERRED TO IN THIS COMMITMENT IS LOCATED IN THE COUNTY OF MONTEZUMA, STATE OF COLORADO AND DESCRIBED AS FOLLOWS:

TRACT 1
 A TRACT OF LAND IN THE SW 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 15 WEST, RANGE 16E, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY 145 AND THE NORTH RIGHT OF WAY LINE OF EAST RAMPART STREET EXTENSION, ALSO A POINT ON THE WEST LINE OF RECEPTION NO. 49859, FROM WHICH POINT THE W 1/4 CORNER OF SAID SECTION 19 BEARS NORTH 02° 37' 12" WEST A DISTANCE OF 1030.19 FEET ALONG SAID NORTH RIGHT OF WAY LINE 19 BEARS SOUTH 03° 51' 43" WEST A DISTANCE OF 1747.86 FEET, THENCE EAST A DISTANCE OF 408.19 FEET ALONG SAID NORTH RIGHT OF WAY LINE ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 108.00 FEET WITH A RADIUS OF 240.00 FEET, DELTA ANGLE 25° 47' 00" ALONG SAID NORTH RIGHT OF WAY LINE;
 ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 72.00 FEET WITH A RADIUS OF 180.00 FEET, DELTA ANGLE 25° 47' 00" ALONG SAID NORTH RIGHT OF WAY LINE;
 ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 72.00 FEET WITH A RADIUS OF 180.00 FEET, DELTA ANGLE 25° 47' 00" ALONG SAID NORTH RIGHT OF WAY LINE;
 EAST A DISTANCE OF 1249.19 FEET ALONG SAID NORTH RIGHT OF WAY LINE TO A POINT ON THE WEST RIGHT OF WAY LINE OF KADINA DRIVE;
 NORTH 00° 01' 04" WEST A DISTANCE OF 893.89 FEET ALONG SAID WEST RIGHT OF WAY LINE TO A POINT ON THE SOUTH LINE OF THAT PROPERTY RECORDED IN BOOK 697 AT PAGE 210;
 SOUTH 88° 40' 18" WEST A DISTANCE OF 1343.21 FEET ALONG SAID SOUTH LINE;
 SOUTH A DISTANCE OF 800.10 FEET ALONG AN EAST LINE OF THAT PROPERTY RECORDED IN BOOK 697 AT PAGE 210;
 WEST A DISTANCE OF 187.00 FEET ALONG THE SOUTH LINE OF THAT PROPERTY RECORDED IN BOOK 697 AT PAGE 210;
 SOUTH 88° 40' 18" WEST A DISTANCE OF 440.31 FEET ALONG THE SOUTH LINE OF THAT PROPERTY RECORDED IN BOOK 697 AT PAGE 210 TO A POINT ON THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY 145, ALSO A POINT ON THE WEST LINE OF RECEPTION NO. 49859;
 SOUTH 00° 01' 07" WEST A DISTANCE OF 122.51 FEET ALONG SAID EAST RIGHT OF WAY LINE AND SAID WEST LINE OF SAID RECEPTION NO. 49859;
 NORTH 02° 37' 12" WEST A DISTANCE OF 1030.19 FEET ALONG SAID EAST RIGHT OF WAY LINE AND SAID WEST LINE OF SAID RECEPTION NO. 49859 TO THE POINT OF BEGINNING.

TRACT 2
 A TRACT OF LAND IN THE SW 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 15 WEST, RANGE 16E, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY 145 AND THE SOUTH RIGHT OF WAY LINE OF EAST RAMPART STREET EXTENSION, ALSO A POINT ON THE WEST LINE OF RECEPTION NO. 49859, FROM WHICH POINT THE W 1/4 CORNER OF SAID SECTION 19 BEARS NORTH 02° 37' 12" WEST A DISTANCE OF 1030.19 FEET ALONG SAID NORTH RIGHT OF WAY LINE 19 BEARS SOUTH 03° 51' 43" WEST A DISTANCE OF 1747.86 FEET, THENCE SOUTH 03° 51' 43" WEST A DISTANCE OF 1030.19 FEET ALONG SAID NORTH RIGHT OF WAY LINE AND SAID WEST LINE OF RECEPTION NO. 49859 TO THE NORTHWEST CORNER OF THAT PROPERTY RECORDED IN BOOK 507 AT PAGE 908;
 NORTH 88° 51' 03" EAST A DISTANCE OF 280.71 FEET ALONG THE NORTH LINE OF THAT PROPERTY RECORDED IN BOOK 507 AT PAGE 908;
 SOUTH 00° 00' 03" EAST A DISTANCE OF 340.23 FEET ALONG THE EAST LINE OF THAT PROPERTY RECORDED IN BOOK 507 AT PAGE 908 AND THE EAST LINE OF THAT PROPERTY RECORDED IN BOOK 631 AT PAGE 117 TO THE SOUTHWEST PROPERTY CORNER OF RECEPTION NO. 49859;
 NORTH 88° 45' 58" EAST A DISTANCE OF 1550.46 FEET ALONG THE SOUTH LINE OF RECEPTION NO. 49859 TO THE SOUTHWEST PROPERTY CORNER THEREOF;
 NORTH 02° 14' 06" WEST A DISTANCE OF 5.64 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF KADINA DRIVE;
 ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 168.51 FEET WITH A RADIUS OF 240.00 FEET, DELTA ANGLE 40° 13' 42" ALONG SAID WEST RIGHT OF WAY LINE;
 NORTH 48° 55' 50" EAST A DISTANCE OF 62.17 FEET ALONG SAID WEST RIGHT OF WAY LINE;
 ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 112.00 FEET WITH A RADIUS OF 180.00 FEET, DELTA ANGLE 40° 06' 28" ALONG SAID WEST RIGHT OF WAY LINE;
 NORTH 00° 01' 04" WEST A DISTANCE OF 50.35 FEET ALONG SAID WEST RIGHT OF WAY LINE TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF EAST RAMPART STREET EXTENSION;
 WEST A DISTANCE OF 1249.21 FEET ALONG SAID SOUTH RIGHT OF WAY LINE;
 ALONG THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 108.00 FEET WITH A RADIUS OF 240.00 FEET, DELTA ANGLE 25° 47' 00" ALONG SAID SOUTH RIGHT OF WAY LINE;
 NORTH 84° 13' 11" WEST A DISTANCE OF 69.39 FEET ALONG SAID SOUTH RIGHT OF WAY LINE;
 ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 72.00 FEET WITH A RADIUS OF 180.00 FEET, DELTA ANGLE 25° 47' 00" ALONG SAID SOUTH RIGHT OF WAY LINE;
 WEST A DISTANCE OF 502.05 FEET ALONG SAID SOUTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING.

ZONING DATA

ZONING ITEM	REQUIRED	PARKING REQUIREMENTS
ZONING DESIGNATION	R-1	N/A
MINIMUM LOT AREA (SQ FT)	7,000	
MAX BUILDING COVERAGE	40%	
MAX BUILDING HEIGHT	35'	
BUILDING SETBACKS		
FRONT	20'	
SIDE	7'	
REAR	7'	

NOTES: "R-1" (RESIDENTIAL SINGLE FAMILY)
 REVISION DATE: 10/20/25
 REPORT #: 205352

NOTES CORRESPONDING TO SCHEDULE B

1. EASEMENT AS DESCRIBED IN INSTRUMENT FROM GIBSON ELLIOTT TO EMPIRE ELECTRIC ASSOCIATION INC., RECORDED SEPTEMBER 8, 1948 IN BOOK 144 AT PAGE 205. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)

2. AN INDIVIDUAL 1/2 INTEREST IN AND TO ALL OIL, GAS AND OTHER MINERALS AS DESCRIBED BY GIBSON ELLIOTT AND GIBSON ELLIOTT TRUST MARINNE REYNOLDS, RECORDED NOVEMBER 2, 1930 IN BOOK 187 AT PAGE 845 AND CORRECTED IN INSTRUMENT DATED MARCH 27, 1935 IN BOOK 172 AT PAGE 218, AND ANY AND ALL ASSIGNMENTS THEREOF INTERESTS HEREIN AND ANY EASEMENTS OR RIGHT OF ENTRY WITH RESPECT THEREOF. (EFFECTS, BLANKET IN NATURE)

3. EASEMENT AS DESCRIBED IN INSTRUMENT FROM VICTOR REYNOLDS TO CORTEX SANITATION DISTRICT, RECORDED APRIL 4, 1974 IN BOOK 447 AT PAGE 858. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)

4. EASEMENT AS DESCRIBED IN INSTRUMENT FROM JUSTIN LATENT, GERALD LAFONT AND ROLAND LAFONT TO EMPIRE ELECTRIC ASSOCIATION INC., RECORDED OCTOBER 18, 1978 IN BOOK 485 AT PAGE 118. (AFFECTS, BLANKET IN NATURE)

5. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS, OBLIGATIONS AND EASEMENTS IS CONTAINED IN ADDENDUM BETWEEN RAMPART STREET LIMITED LIABILITY COMPANY AND THE CITY OF CORTEX, RECORDED OCTOBER 30, 2001 AS RECEPTION NO. 49859 AND RECORDED JUNE 12, 2002 AS RECEPTION NO. 50469. (AFFECTS, BLANKET IN NATURE)

6. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN PRE-ANNEXATION AGREEMENT, BETWEEN RAMPART STREET LIMITED LIABILITY COMPANY AND THE CITY OF CORTEX RECORDED JUNE 12, 2002 AS RECEPTION NO. 50466. (AFFECTS, BLANKET IN NATURE)

7. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN PETITION FOR ANNEXATION TO THE CITY OF CORTEX, RECORDED JUNE 13, 2002 AS RECEPTION NO. 51472, AND CORRECTED OCTOBER 1, 2004 AS RECEPTION NO. 52636. (AFFECTS, BLANKET IN NATURE)

8. EASEMENT AS DESCRIBED IN INSTRUMENT FROM RAMPART STREET LLC TO CORTEX SANITATION DISTRICT, RECORDED JUNE 10, 2003 AS RECEPTION NO. 51397. (DOES NOT AFFECT)

9. TERMS, AGREEMENTS, PROVISIONS, CONDITIONS AND OBLIGATIONS AS CONTAINED IN ORDINANCES OF RAMPART STREET ADDITION NO. 1 AND RAMPART STREET ADDITION NO. 2, RECORDED JANUARY 4, 2005 AS RECEPTION NO. 52637 AND 52638. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)

CURVE TABLE

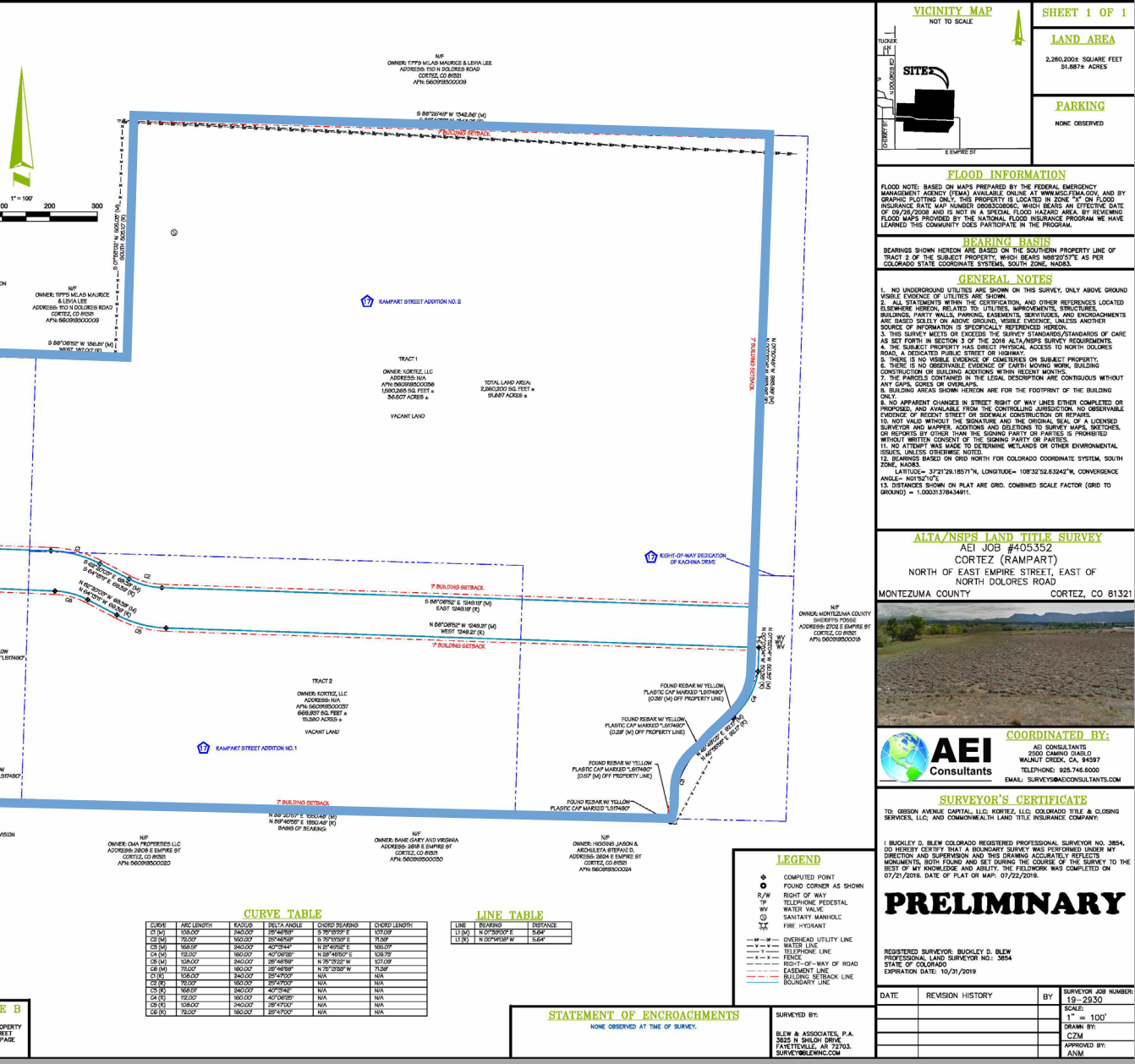
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CURVE BEARING	CURVE LENGTH
C1 (N)	108.00	240.00	25°47'00"	S 78°09'57" E	076.92
C2 (N)	72.00	180.00	25°47'00"	S 78°09'57" E	71.59
C3 (N)	168.51	240.00	25°47'00"	S 78°09'57" E	126.59
C4 (N)	112.00	180.00	40°06'28"	N 88°46'50" E	109.79
C5 (N)	1249.21	240.00	25°47'00"	N 78°09'57" E	577.08
C6 (N)	72.00	180.00	25°47'00"	N 78°09'57" E	71.59
C7 (S)	108.00	240.00	25°47'00"	N 78°09'57" E	076.92
C8 (S)	72.00	180.00	25°47'00"	N 78°09'57" E	71.59
C9 (S)	168.51	240.00	25°47'00"	N 78°09'57" E	126.59
C10 (S)	112.00	180.00	40°06'28"	N 88°46'50" E	109.79
C11 (S)	1249.21	240.00	25°47'00"	N 78°09'57" E	577.08
C12 (S)	72.00	180.00	25°47'00"	N 78°09'57" E	71.59
C13 (S)	108.00	240.00	25°47'00"	N 78°09'57" E	076.92
C14 (S)	72.00	180.00	25°47'00"	N 78°09'57" E	71.59
C15 (S)	168.51	240.00	25°47'00"	N 78°09'57" E	126.59
C16 (S)	112.00	180.00	40°06'28"	N 88°46'50" E	109.79
C17 (S)	1249.21	240.00	25°47'00"	N 78°09'57" E	577.08
C18 (S)	72.00	180.00	25°47'00"	N 78°09'57" E	71.59

LINE TABLE

LINE	BEARING	DISTANCE
L1 (N)	N 00°00'00" E	5.64
L2 (N)	N 00°00'00" W	5.64

NOTES CORRESPONDING TO SCHEDULE B

1. ALL EASEMENTS, PLAT NOTES AND NOTICES, BUILDING RESTRICTIONS AND GENERAL OBLIGATIONS PERTAINING TO SUBJECT PROPERTY ARE SHOWN ON THIS SURVEY PLAT FOR RAMPART STREET ADDITION FILED FOR RECORD JANUARY 4, 2005 IN PLAT BOOK 15 AT PAGE 133 AND ANY AMENDMENTS THEREOF. (AFFECTS, PLOTTED AND SHOWN)



ENCROACHMENTS

ENCROACHMENT 1: FOUND REBAR W/ YELLOW PLASTIC CAP MARKED 'L57840' (DIP (M) OFF PROPERTY LINE)

ENCROACHMENT 2: FOUND REBAR W/ YELLOW PLASTIC CAP MARKED 'L57840' (DIP (M) OFF PROPERTY LINE)

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ENCROACHMENT

\$1 AUCTION - 51.9 ACRE DEVELOPMENT SITE | COLORADO

REGIONAL MAP



SECTION 2

02

MARKET OVERVIEW

Demographics

Marcus & Millichap

\$1 AUCTION - 51.9 ACRE DEVELOPMENT SITE | COLORADO

DEMOGRAPHICS

POPULATION	3 Miles	5 Miles	10 Miles
2030 Projection			
Total Population	10,549	13,896	19,844
2025 Estimate			
Total Population	10,487	13,822	19,772
2020 Census			
Total Population	10,364	13,658	19,618
2010 Census			
Total Population	10,113	13,334	19,323
Daytime Population			
2025 Estimate	12,572	14,845	19,051
HOUSEHOLDS	3 Miles	5 Miles	10 Miles
2030 Projection			
Total Households	4,564	5,991	8,515
2025 Estimate			
Total Households	4,493	5,903	8,413
Average (Mean) Household Size	2.3	2.3	2.3
2020 Census			
Total Households	4,360	5,738	8,225
2010 Census			
Total Households	4,194	5,521	7,993

HOUSEHOLDS BY INCOME	3 Miles	5 Miles	10 Miles
2025 Estimate			
\$250,000 or More	2.6%	3.2%	3.8%
\$200,000-\$249,999	1.2%	1.4%	1.5%
\$150,000-\$199,999	3.6%	3.9%	4.0%
\$125,000-\$149,999	3.4%	4.0%	4.3%
\$100,000-\$124,999	10.5%	10.4%	10.6%
\$75,000-\$99,999	14.1%	14.4%	14.4%
\$50,000-\$74,999	21.4%	22.4%	22.0%
\$35,000-\$49,999	13.8%	12.7%	12.5%
\$25,000-\$34,999	7.0%	7.3%	8.4%
\$15,000-\$24,999	12.4%	11.3%	10.8%
Under \$15,000	9.9%	8.9%	7.7%
Average Household Income	\$72,636	\$76,648	\$79,260
Median Household Income	\$58,893	\$61,494	\$62,129
Per Capita Income	\$31,395	\$32,811	\$33,957

\$1 AUCTION - 51.9 ACRE DEVELOPMENT SITE | COLORADO

DEMOGRAPHICS

POPULATION PROFILE	3 Miles	5 Miles	10 Miles
Population By Age			
2025 Estimate	10,487	13,822	19,772
0 to 4 Years	5.2%	5.0%	4.6%
5 to 14 Years	13.3%	12.8%	12.1%
15 to 17 Years	3.7%	3.7%	3.7%
18 to 19 Years	2.2%	2.2%	2.2%
20 to 24 Years	5.0%	4.8%	4.5%
25 to 29 Years	5.8%	5.5%	5.0%
30 to 34 Years	6.6%	6.3%	5.8%
35 to 39 Years	6.5%	6.4%	6.2%
40 to 49 Years	11.2%	11.2%	11.3%
50 to 59 Years	10.5%	10.9%	11.4%
60 to 64 Years	6.5%	7.0%	7.5%
65 to 69 Years	7.3%	7.7%	8.5%
70 to 74 Years	5.9%	6.4%	7.3%
75 to 79 Years	4.4%	4.7%	4.9%
80 to 84 Years	2.8%	2.8%	2.8%
Age 85+	2.8%	2.6%	2.4%
Median Age	41.0	42.0	45.0

POPULATION PROFILE	3 Miles	5 Miles	10 Miles
Population 25+ by Education Level			
2025 Estimate Population Age 25+	7,399	9,889	14,418
Elementary (0-8)	2.8%	2.7%	3.0%
Some High School (9-11)	4.3%	4.9%	5.6%
High School Graduate (12)	29.1%	29.6%	29.1%
Some College (13-15)	20.7%	21.5%	21.7%
Associate Degree Only	7.7%	7.4%	8.1%
Bachelor's Degree Only	21.2%	20.0%	19.3%
Graduate Degree	14.2%	13.9%	13.3%
HOUSING UNITS			
Occupied Units			
2030 Projection	4,937	6,497	9,480
2025 Estimate	4,860	6,402	9,370
Owner Occupied	2,993	4,112	6,187
Renter Occupied	1,527	1,790	2,264
Vacant	368	499	957
Persons in Units			
2025 Estimate Total Occupied Units	4,493	5,903	8,413
1 Person Units	33.2%	31.7%	30.7%
2 Person Units	36.3%	37.7%	38.8%
3 Person Units	12.5%	12.4%	12.3%
4 Person Units	10.9%	10.9%	10.8%
5 Person Units	4.3%	4.4%	4.5%
6+ Person Units	2.9%	2.9%	2.9%

\$1 AUCTION - 51.9 ACRE DEVELOPMENT SITE | COLORADO

DEMOGRAPHICS



POPULATION

In 2025, the population in your selected geography is 19,772. The population has changed by 2.32 percent since 2010. It is estimated that the population in your area will be 19,844 five years from now, which represents a change of 0.4 percent from the current year. The current population is 49.8 percent male and 50.2 percent female. The median age of the population in your area is 45.0, compared with the U.S. average, which is 40.0. The population density in your area is 63 people per square mile.



HOUSEHOLDS

There are currently 8,413 households in your selected geography. The number of households has changed by 5.25 percent since 2010. It is estimated that the number of households in your area will be 8,515 five years from now, which represents a change of 1.2 percent from the current year. The average household size in your area is 2.3 people.



INCOME

In 2025, the median household income for your selected geography is \$62,129, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 51.69 percent since 2010. It is estimated that the median household income in your area will be \$74,212 five years from now, which represents a change of 19.4 percent from the current year.

The current year per capita income in your area is \$33,957, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$79,260, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 8,450 people in your selected area were employed. The 2010 Census revealed that 56.4 percent of employees are in white-collar occupations in this geography, and 20.9 percent are in blue-collar occupations. In 2025, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 25.00 minutes.



HOUSING

The median housing value in your area was \$323,324 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 5,770.00 owner-occupied housing units and 2,222.00 renter-occupied housing units in your area.



EDUCATION

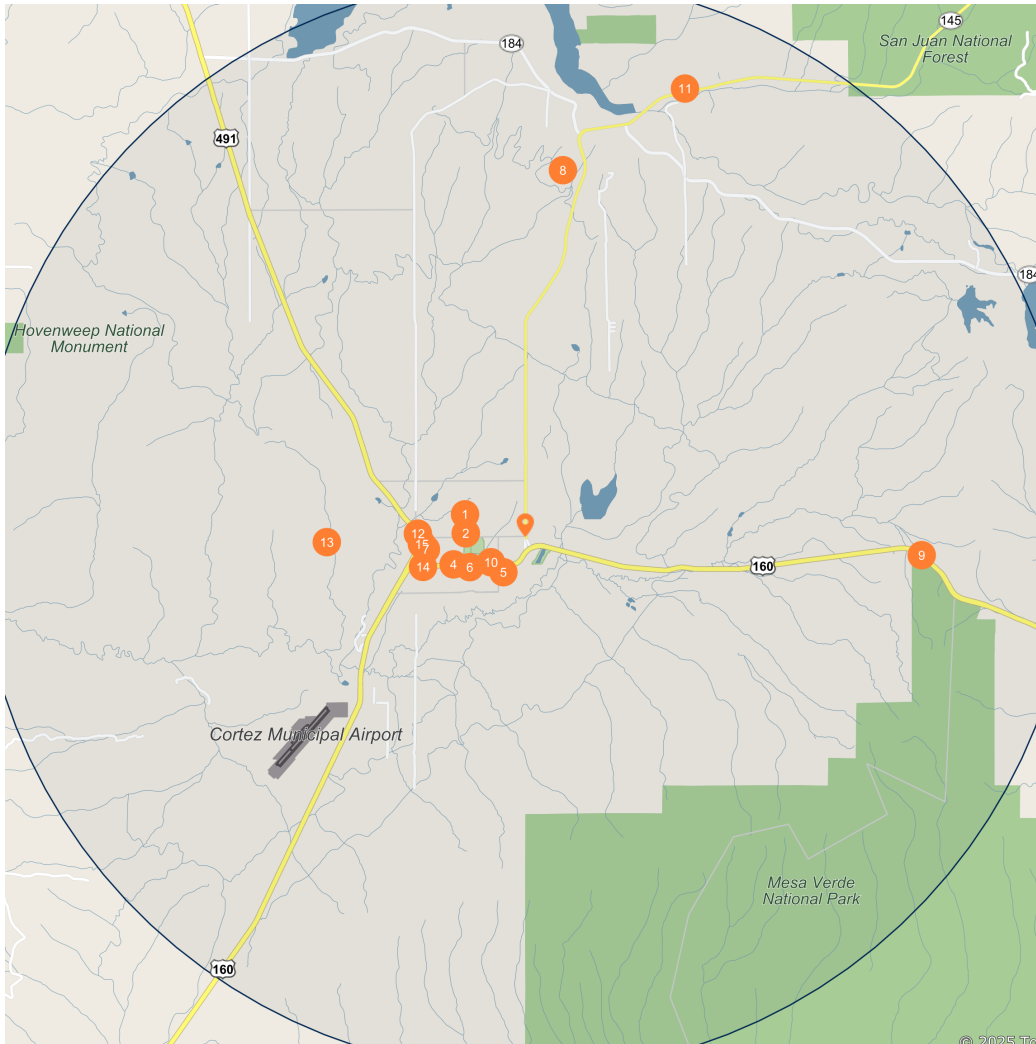
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 31.1 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 8.1 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 14.5 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.2 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 36.2 percent in the selected area compared with the 19.6 percent in the U.S.

\$1 AUCTION - 51.9 ACRE DEVELOPMENT SITE | COLORADO

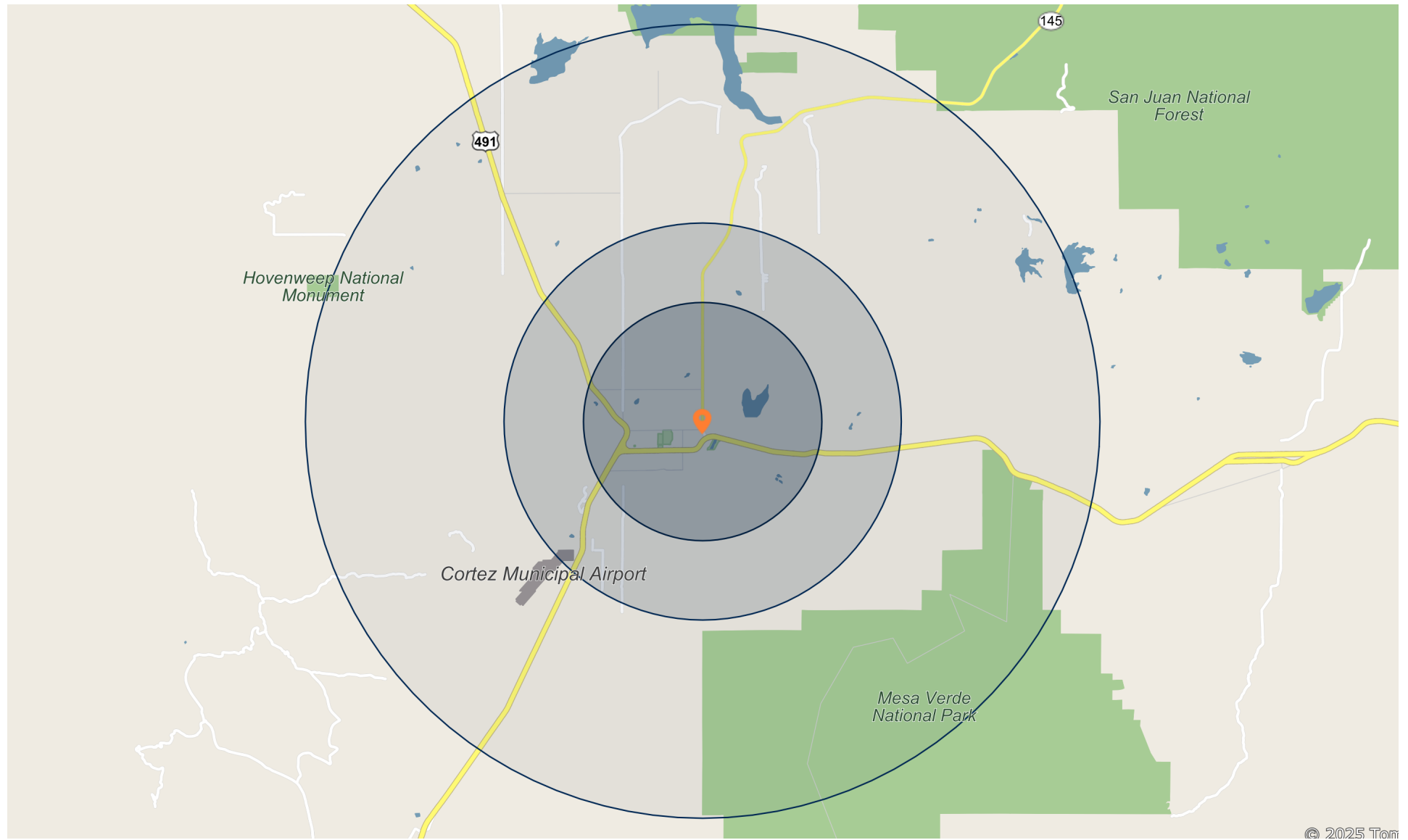
DEMOGRAPHICS



Major Employers		Employees
1	Southwest Health System Inc-Southwest Memorial Hospital	290
2	Osprey Properties II LLC-	230
3	Osprey Child Safety Pdts LLC-	230
4	Dillon Companies LLC-King Soopers 00408	141
5	Walmart Inc-Walmart	102
6	Aerocare Holdings LLC-	100
7	Montezuma-Cortez Schl Dst Re-1-	89
8	Ironwood Group LLC-	78
9	Pueblo Community College-	72
10	Safeway Stores Incorporated-Safeway	71
11	Four Connors Material-	60
12	Empire Electric Assn Inc-	56
13	Crow Cyn Archeological Ctr Inc-	54
14	Slavens Inc-True Value	52
15	Hospice of Montezuma Inc-	50

\$1 AUCTION - 51.9 ACRE DEVELOPMENT SITE | COLORADO

DEMOGRAPHICS



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