

Development Land for Sale

3232 INDEPENDENCE ROAD, CAÑON CITY, CO 81212



Property Details



Sales Price
\$653,400



Zoning
General Commercial



Lot Size
1.5 Acres

Highlights

- Urban Renewal Area
- Tax Increment Financing
- Utilities at the Property Line

Overview

Prime development land available for sale in Cañon City.

The property is in an Urban Renewal Area and is eligible for Tax Increment Financing (TIF) which can help offset certain costs of development.

Neighboring properties include the Cañon City Police Department, Cañon City Municipal Court, Fremont County Combined Court, Fremont County Sheriff, and the DMV.

The property is zoned General Commercial which allows for a wide range of development possibilities.

Rev: August 18, 2025



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All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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DEMOGRAPHICS



20,562
Population



43.0
Median Age



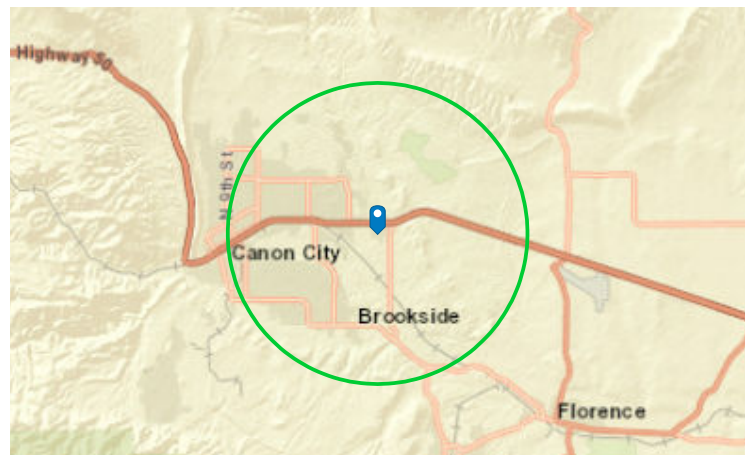
2.3
Average
Household Size



\$51,441
Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
Fremont Dr	19,000	0.2
Mackenzie Ave	19,300	0.3
Mackenzie Ave	1,600	0.3
Dozier Ave	19,300	0.6
Fremont Co Rd 123	17,400	0.6



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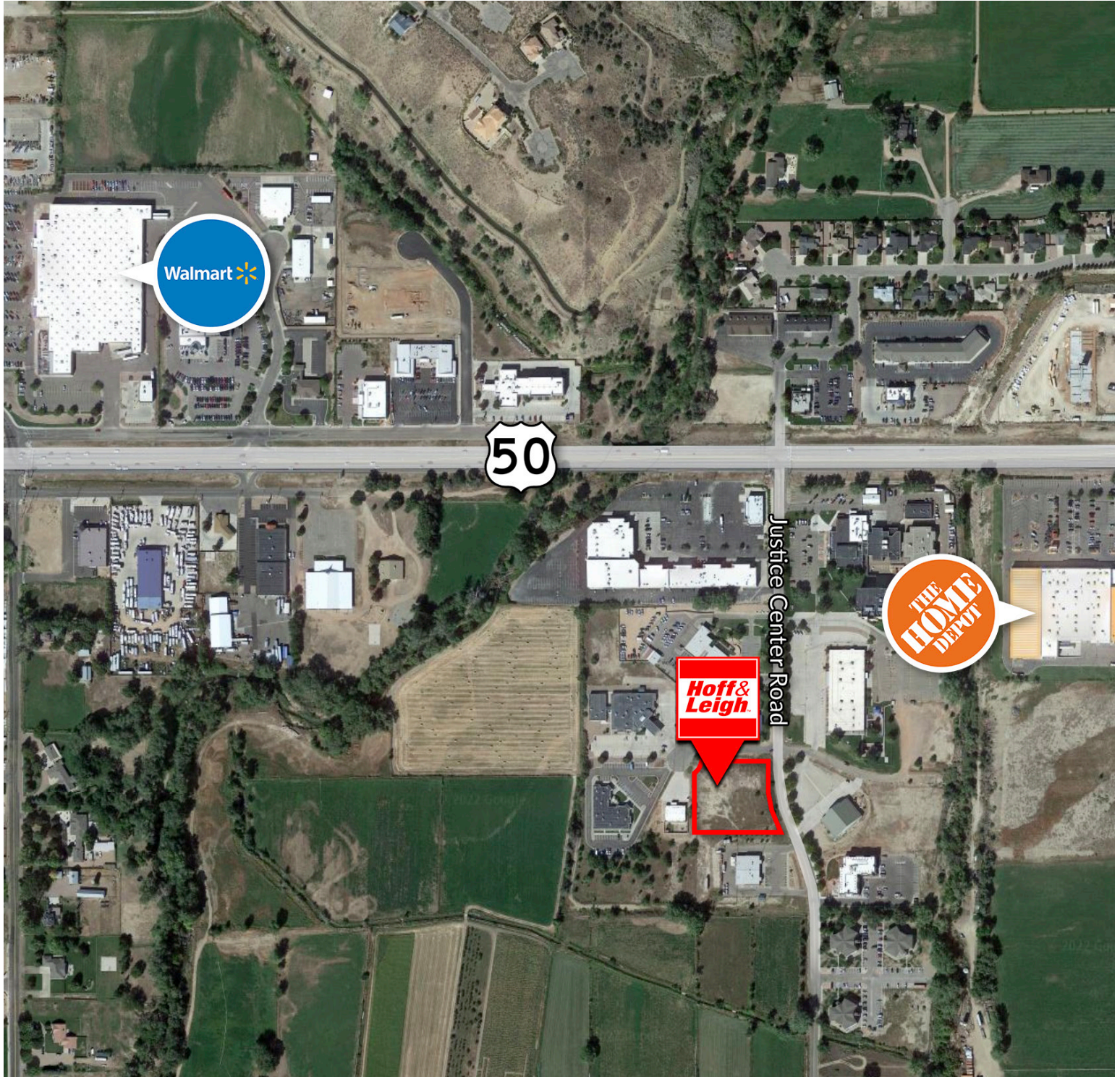
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