

3.25 AC
\$305,000



Property brought to you by:

Eric Roark | 214-725-7893 | ericroark@wellsgroupdurango.com | The Wells Group of Durango, Inc. | durangocoloradorealestatepro.com

LOCATION:

TBD US-160
Mancos, CO 81328

LAND AREA: 3.25 AC

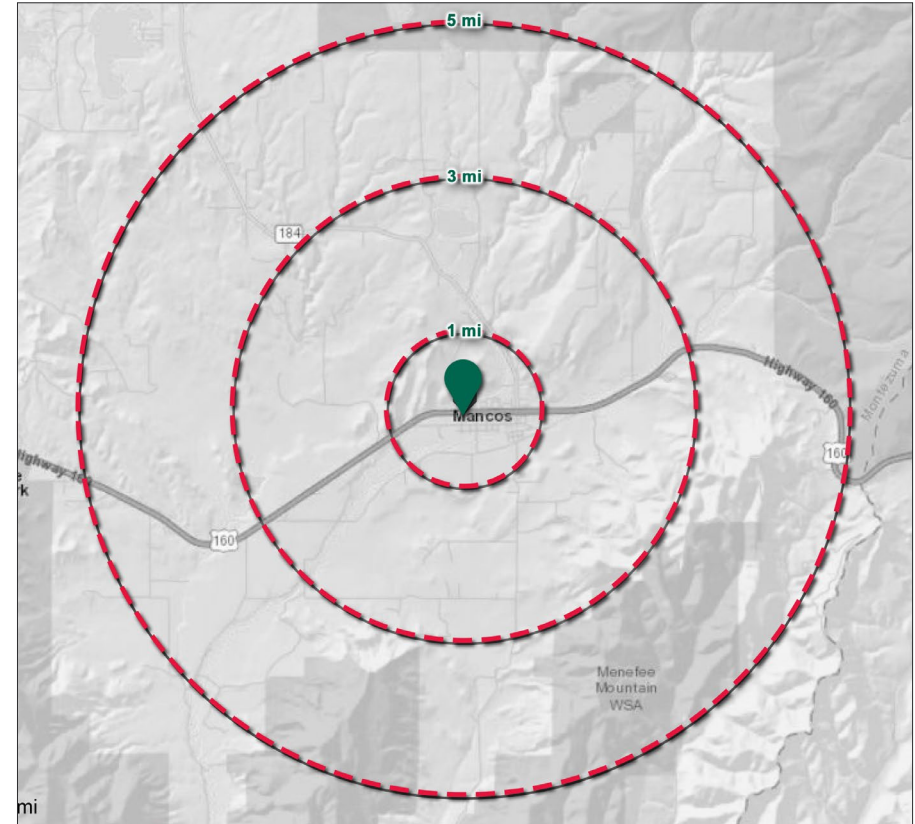
SALE PRICE: \$305,000

TRAFFIC COUNTS: US-160: 6,800 VPD (CDOT 2022)

DESCRIPTION:

Mancos is a town located in Montezuma County, Colorado, United States. Mancos is situated in southwestern Colorado, near the Four Corners region where Colorado, Utah, Arizona, and New Mexico meet. It is about 30 miles west of Durango. The town is known for its scenic beauty, surrounded by mountains, forests, and the nearby Mesa Verde National Park. Mesa Verde is famous for its well-preserved Ancestral Puebloan cliff dwellings, which are UNESCO World Heritage Sites. The town's historic downtown area features charming shops, cafes, and restaurants, making it a popular destination for visitors exploring the region. Agriculture, including ranching and farming, plays a significant role in the economy and culture of Mancos and the surrounding area. Overall, Mancos offers a unique blend of natural beauty, cultural richness, and outdoor adventures, making it a desirable destination for tourists and a pleasant place to live for residents.

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DEMOGRAPHICS:

	1 mile	3 mile	5 mile
2023 Population	1,243	1,685	2,643
2028 Proj. Population	1,241	1,681	2,637
Daytime Population	1,256	1,539	2,324
Average HH Income	\$84,987	\$87,057	\$86,249

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