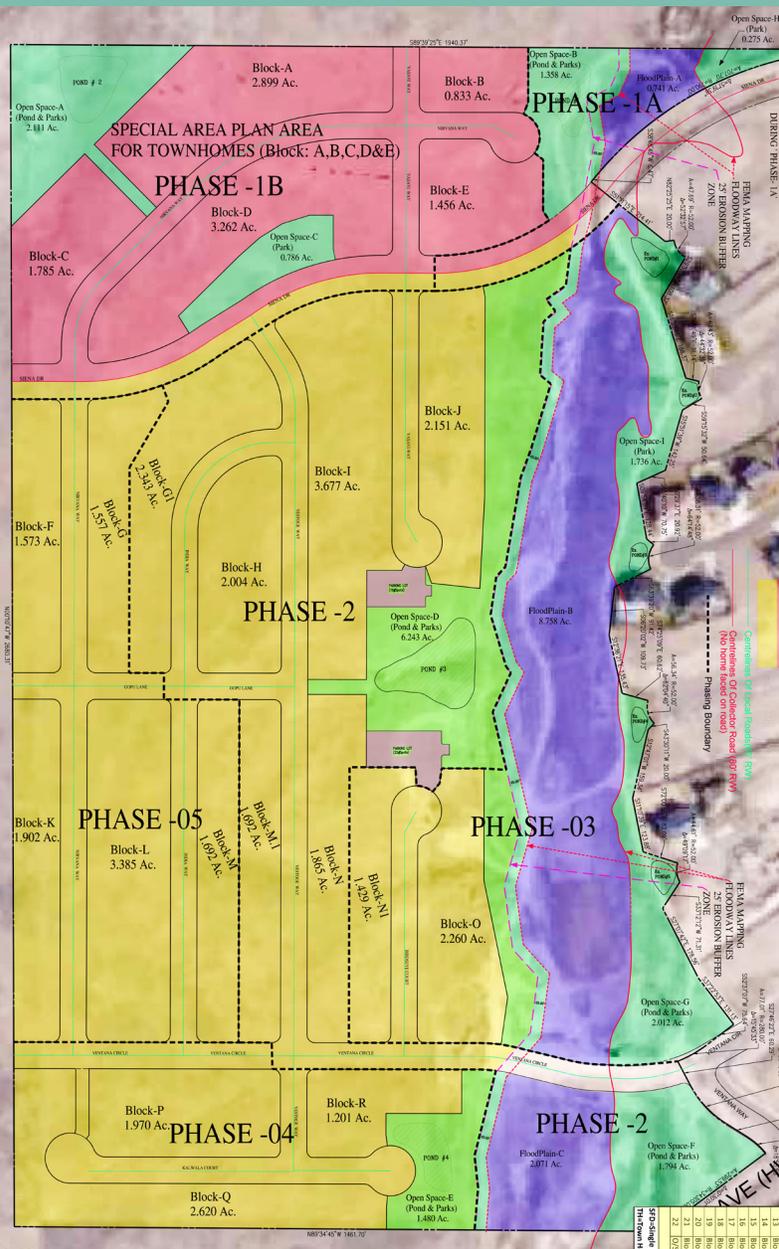


Highway 78 & Ventana Way

88.2-Acres Available

West of Highway
78 & Ventana Way,
Pueblo, CO 81005

Prime Residential Development Opportunity



Development Overview

Located in the desirable southwest area of Pueblo, Colorado, this 88.2-acre parcel at Highway 78 & Ventana Way offers an exceptional development opportunity in the region’s most affluent submarket. The city has an approved development plan for the property containing 1 single family homes and 9 townhomes. This flat, vacant land is ideally positioned near established neighborhoods and just minutes from commercial amenities. About 70 acres are useable, and the balance is floodplain that will be used for detention and parks. The property benefits from nearby conveniences like retail shopping and the renowned Pueblo Reservoir State Park. The high average household income in the surrounding area and demand for new residential projects make this land a compelling choice for developers seeking a premium site with significant upside potential.



Property Overview

- + **Location:** Southwest Pueblo, North West of Highway 78 & Ventana Way, Pueblo, Colorado
- + **Land Area:** 88.2 acres (72 acres usable; 20% is floodplain/drainage)
- + **Zoning:** R1 and R2 allows 9 dwelling units per acre – Single Family Residential (Up to 6 dwelling units per acre allowed)
- + **Condition:** Vacant, flat land with **approved development plan** for 170 single family homes and 96 townhomes
- + **Utilities:** Utilities are on site

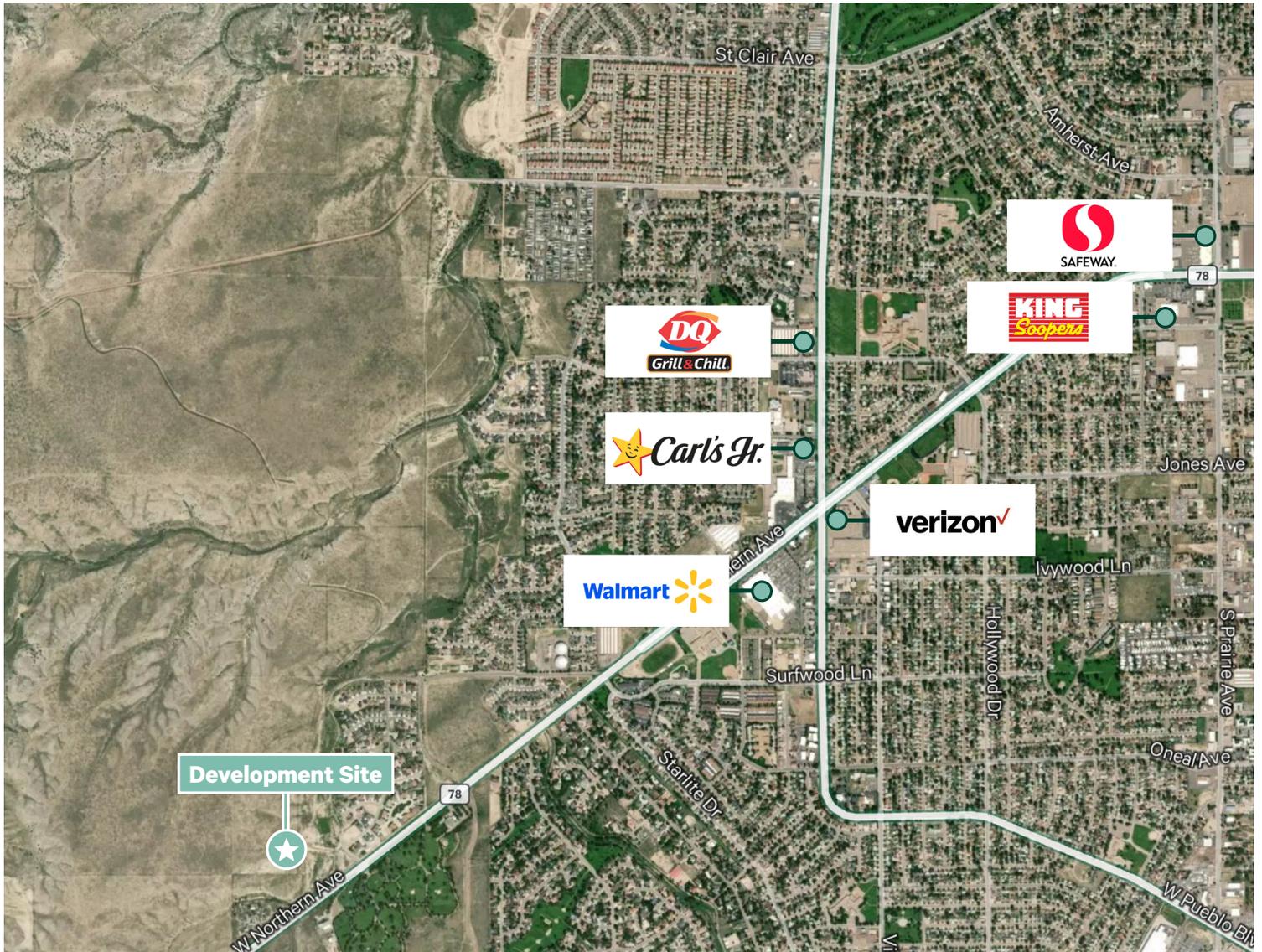
Listing Price

+ \$4,000,000

Demographics

2024 Stats (Costar)	2 Mile	5 Miles	10 Miles
Population	16,750	60,957	152,379
Household Income	6,493	25,288	61,147
Avg Household Income	\$87,108	\$66,830	\$73,008

Aerial Map



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