



# FOWLER lots available

E CRANSTON AVE & E SANTA FE AVE | FOWLER, COLORADO | 81039



2 ADJACENT LOTS FOR SALE  
TOTAL 1.27 ACRES

FOR SALE  
**\$295,000**



# property Overview

BRC Real Estate is pleased to present two adjoining parcels of land for sale in Fowler, CO. Located in northwestern Otero County, Fowler is a vibrant and progressive community that serves as a center for the farming and ranching economy. The land is situated on well-traveled E Cranston Ave between the Tamarack Grill and Red Top Wine & Liquor. Neighboring businesses include Family Dollar, the United States Postal Service, Loaf N Jug, and the Fowler Inn. The city is aggressively pursuing growth, and implementing alternative energy technology, while maintaining its historic heart. Don't miss this chance to become an essential part of the community.



## ZONING

C1 - Local Commercial



## LAND SIZE

Lot 1: 0.51 Acres  
(Parcel # 437516326003)

Lot 2: 0.76 Acres  
(Parcel # 437516326002)



costar 2022

## area Demographics

	1 MILE	3 MILES	5 MILES
<b>HOUSEHOLDS</b>	606	733	934
<b>MEDIAN HH INCOME</b>	\$46,272	\$46,434	\$45,586
<b>MEDIAN HOME VALUE</b>	\$95,138	\$95,976	\$92,939
<b>TRAFFIC COUNTS</b>	E CRANSTON ST @ S MAIN ST		5,111 VPD



LOT 1 (FACING SOUTH)



LOT 2 (FACING SOUTH)



## zoning & Potential Uses

### C-1 (Local Commercial):

The standards of this District are designed to provide for appropriately located groups of retail stores and service outlets serving the daily needs of the local neighborhood, and of such character, scale and operation as to be compatible with the character of predominantly residential areas.

For detailed information & complete list of uses, please see the Otero County Municipal Code Guide ([Here](#))

BRC Real Estate has provided this information as a reference only, and cannot be held liable for incomplete, outdated or incorrect information.

### POTENTIAL USES

- Auto Rental/Car Service Station
- Bakery
- Bank
- Bar
- Small Retail
- Business/Professional Offices
- Car Wash
- Convenience Store
- Medical Office
- Motel





## aerial map & competition

Community Powered, the town is growing a future with energy independence from oil, utilizing wind energy, biomass, and cutting-edge high-tech agricultural methods. Residents and visitors enjoy the close proximity of the metropolitan centers of Pueblo and Colorado Springs, while also escape the congestion of big cities for a peaceful country setting.

With an excellent education system, a lush golf course adjacent to a nature trail along the Arkansas River, a library, a museum, numerous restaurants, and specialty shops, the town is part of the Preserve America Community of Otero County.

Fowler is also the gateway to the rich cultural and natural sites of the Canyon & Plains Heritage Trails of Southeast Colorado. The Santa Fe Trail Mountain Branch National Scenic and Historic Byway; Bent's Old Fort National Historic; Sand Creek Massacre National Historic Site; Boggsville National Historic Site; Camp Amache National Historic Site, a World War II Japanese Internment Camp; remnants of life during the Dust Bowl; and the Comanche National Grasslands a birder's delight, as well as the home to the longest mapped Dinosaur Tracks in North America are all within easy driving distance. ([www.fowlercolorado.com](http://www.fowlercolorado.com))



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