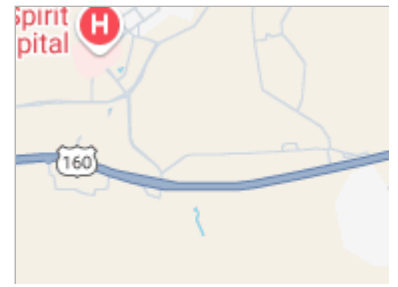


PROPERTY ESSENTIALS



MLS #	822849	Class	LAND
Status	Active	Type	Commercial
Asking Price	\$1,899,000	Apx.Total Acres	3.140
Address	277 County Road 233	Price/Acre	\$604,777.07
City	Durango		
County	La Plata		
State	CO		
Zip	81301		
Area	Durango Rural		



LISTING DETAILS

Listing Agent 1	Luis Marquez - C: 970-769-0842	Listing Agent 2	Jaime S Marquez - C: 970-759-8919
Listing Office 1	Coldwell Banker Mountain Properties - O: 970-259-3333	Listing Office 2	Coldwell Banker Mountain Properties - O: 970-259-3333
Board Name	Durango Area Assn of Realtors	Original Price	\$1,899,000
Seller Licensed Y/N	No	REO/Lender Owned	No
Listing Agreement	Exclusive Right to Sell	Possible Short Sale	No
Agency Relationship	Transaction Broker	EM Deposit \$	100,000
Owner Name	JRW Development LLC	EM Holder	Land Title Guarantee
Limited Service Y/N	No	Preferred Title Comp.	Land Title Guarantee Company
Listing Date	4/9/2025	Possession	Upon Closing & Recording
Expiration Date	10/1/2025	Exchange/Trade Y/N	No
Input Date	4/11/2025 8:49 AM	Listed in other Class Y/N	No
Update Date	4/14/2025	Sale/Rent	For Sale
Status Date	4/14/2025	Assoc. Doc. Count	9
HotSheet Date	4/14/2025	Picture Count	7
Price Date	4/11/2025	Days On Market	5
Update Date	4/14/2025 1:38 AM	Cumulative DOM	5
		Listing Visibility Type	MLS Listing
		Input Date	4/11/2025 8:49 AM

PROPERTY DETAILS

Subdv Name	None	Water Front	No
Legal/Lot Block	Section: 2 Township: 34 Range: 9 TR B-2PROJ 2002-234 Plat #848871 REPLAT OF CAT 1-PROJ 83-168 277CR 233 Durango 81301. Final legal to be per final approved title.	Modular/Mobile Allow	Both
Lot Dimension	Approx. 395"X390" irreg	Income Producing	No
Lot Dim. Source	GIS	Elevation	6800
Acres Source	GIS	Horse Setup	No
Price/Sqft	\$13.88	Elem. School	Florida Mesa K-5
		Middle School	Escalante 6-8
		High School	Durango 9-12

UTILITIES/RIGHTS

Water Supplier	Well	Sewer Tap Avail	Yes
Water Tap Avail	Yes	Sewer/Septic In	Yes
Water Tap Installed	No	Sewer Paid	No
Water Tap Paid	No	Sewer Supplier	South Durango Sanitation District
Water Well	Yes	Gas Supplier	Atmos Energy
Mineral Rights	Unknown	Electric Supplier	La Plata Electric Association
Water Rights/Irrig.	No		

PARCEL/TAX/HOA

Parcel ID #	566902400014	HOA Y/N	No
Realist ID	5669-024-00-014	Covenants Y/N	NO
Tax Account ID	R021256	FIPS Code	08067
Tax Year	2024		
Total Taxes \$	8,925		
Special Assemnt Y/N	No		
Other Transfer Fees Y/N	No		

MARKETING INFO

IDX Include	Y	Client Hit Count	5
TRANSMIT TO REALTOR.COM	Yes	Agent Hit Count	66
Public MLS Sites Y/N	Yes	VOW Include	Yes
		VOW Address	Yes
		VOW Comment	Yes

VOW AVM	Yes
Sign on Property Y/N	Yes
Geocode Quality	Exact Match

FEATURES

CURRENT PROPERTY USE

Other-see remarks

POSSIBLE PROPERTY USE

Commercial

ZONING

Business

Commercial

Industrial

Other

LOT SIZE/ACREAGE

1-5 Acres

PROPERTY DESCRIPTION

Boundaries Surveyed

IRRIGATION SYSTEM/RIGHTS

Well

UTILITIES

Electricity

Phone Near

DOMESTIC WATER

Domestic Well

DOMESTIC SEWER

Sewer Tap Available

STREET DESCRIPTION/ACCESS

County

Paved

50'-75' Frontage

TOPOGRAPHY

Level

VIEWS

Mountains

DOCUMENTS ON FILE

Plot Plan/Plat/Survey

Aerial Photos

SHOWING INSTRUCTIONS

Call Listing Agent

Use ShowingTime

TERMS

Cash

Conventional

DIRECTIONS

Directions From downtown Durango, head East on Highway 160, past the interchange and take a left at Three Springs Boulevard (the light). Take your first right on County Road 233 and subject property will be on your left just passed Big Toy Storage.

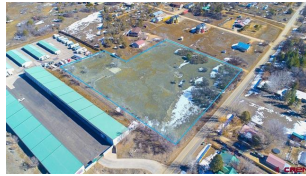
PROPERTY DESCRIPTION/REMARKS

Prop. Description/Remarks DEVELOPMENT PARCEL just East of Three Springs! This 3.14 acre site is designated for multi use and comes with a conceptual set of plans for warehouse/storage condos with common facilities. No HOA. No covenants. Situated in the fast growing Grandview corridor with easy access and flat usable ground, this property is suitable for a wide variety of uses. With close proximity to Mercy Regional Medical Center, the Three Springs Master Planned Community, the new Highway Interchange and the new commercial area South Fork. Utilities on site or close by, call for details.

CONFIRMED SHOW INSTRUCTIONS

Confirmed Show Instructions Vacant land, go and show.

ADDITIONAL PICTURES



DISCLAIMER

This information is deemed reliable, but not guaranteed.