

I-25 LAND FOR SALE

North Purcell Boulevard and I-25, Pueblo, Colorado



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PROPERTY OVERVIEW:

- 65.7 acre development site for sale in North Pueblo
- Perfect location for commercial, industrial or any other uses
- Purcell interchange improvements planned by CDOT



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DEMOGRAPHICS

POPULATION



3 Mile:	5 Mile:	10 Mile:
1,139	5,184	88,979

AVG. HH INCOME



3 Mile:	5 Mile:	10 Mile:
\$133,913	\$103,701	\$84,823

HOUSEHOLDS



3 Mile:	5 Mile:	10 Mile:
402	1,874	35,443

AVG. DAILY TRAFFIC



On I-25 at Purcell Blvd	39,000 VPD
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Future
Development
Planned Homes

Future
Development
Planned Homes

SITE

RES
Scenicway



5,500 ADT

39,000 ADT

PURCELL BLVD

25

PETRO
Coming Soon

BEST BUY
KOHL'S
PETCO
DICK'S
ULTA

Love's

Americas

Walgreens
17,000 ADT
49,000 ADT

SAFeway

50

SPORTSMAN'S
TRACTOR SUPPLY CO.

STAPLES

Lowe's

25

Sams
Walmart
OfficeMax
CINEMARK
PET SMART
ROSS

50

49,000 ADT

41,000 ADT

PUEBLO MALL
Dillard's
BOOT BARN
JOANN

BIG LOTS!
HARBOR FREIGHT
TOOLS

TARGET

NATURAL GROCERS

KING

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