

Two Pueblo West Lots with Building Plans for 6-Unit Apartments



AVAILABLE FOR SALE

765 E Clarion Dr and 713 E Springmont Dr, Pueblo West, CO 81007

- Building plans included for a 6-unit apartment on each lot
- Each apartment would consist of Four 3-bed 2-bath and Eight 2-bed 2-bath
- Buy one or both parcels
- Also listed: 669, 671, and 673 E Clarion Dr to build up to 5 total buildings (30 units)

LIVE DREAM COLORADO



LAUREN D COLLIER, Broker

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www.NewConstructionColoradoSprings.com

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AREA DEMOGRAPHICS

In the heart of Pueblo West, CO - within blocks of planned growth and development



Population
31,849



Average HH Income
\$71,553



Median Property Value
\$221,700



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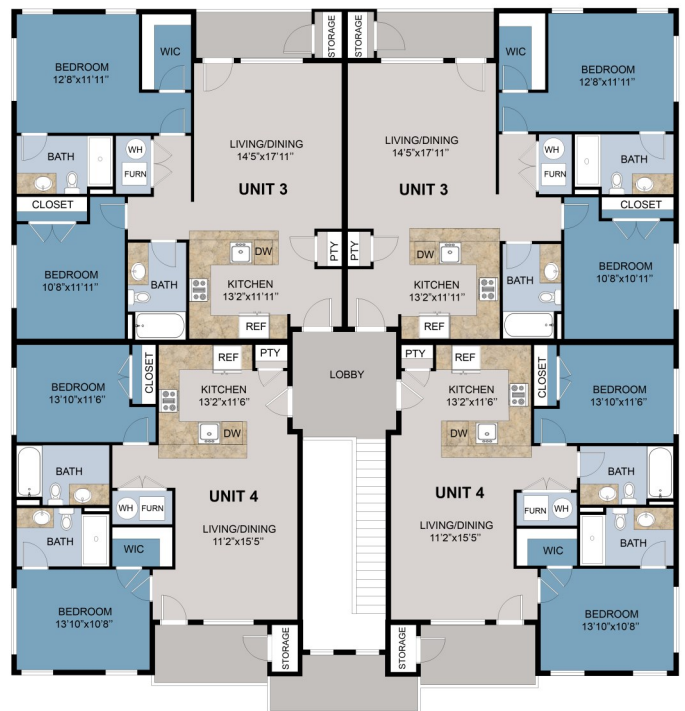
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- Package with the 3-building offering at 669, 671, and 673 E Clarion for best economies of scale (30 total units)
- 765 E Clarion Dr is 14,425sqft. 713 E Springmont Dr is 11,631sqft.
- 2 buildings, 6 units per building
- 4 main level suites: 3 beds, 2 baths each
- 8 upper units: 2 beds, 2 baths each
- Less than a mile to downtown Pueblo West
- Near proposed Aquatic Center
- 20 minutes to Lake Pueblo, a destination for millions of people each year
- Near employment and entertainment including new medical facilities, hotels, restaurants, and shopping.
- Great location for commuters to Canon City, Pueblo, and Colorado Springs



\$100,000 each



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