

# Two Pueblo West Lots with Plans 12 Units Ready-to-Build



## AVAILABLE FOR SALE

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

- Approved building plans and paid water taps included
- Build 12 units. 2 buildings of 6 units each. Four 3bed, 2bath + Eight 2bed, 2bath
- Pair this offering with 669, 671, and 673 E Clarion Dr to build a total of 5 buildings (30 units)

LIVE DREAM COLORADO



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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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- 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
- Will be approved by the building department before Closing
- Paid, approved water taps included
- Less than a mile to downtown Pueblo West
- Near upcoming 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



**\$299,900**



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