

FOR SALE

# 3.84 ACRE BUSINESS LOT

144

**SOUTH ABARR DRIVE**

Pueblo West, CO 81007



## HIGHLY VISIBLE LOCATION

This 3.84 acre business lot is situated on the corner of S. Abarr Drive and E. Spaulding Avenue. This property faces Highway 50 for great visibility, and a Walmart Super Center is located right across the freeway. This would be a perfect opportunity for multifamily, medical or commercial use.



### Property Details

Available Space	3.84 Acres
Zoning	R-6 Multifamily/Commercial
Price Reduced	\$96,000

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**CBRE**

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Demographics	1 Mile	3 Mile	5 Mile
Population	2,602	20,738	29,503
Avg. Household Income	\$68,106	\$72,986	\$75,979
Households	960	7,558	10,750
Traffic Counts			
US Highway 50 at McCulloch Boulevard			24,500 VPD



## CONTACT

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