



TBD Clark Street
Alamosa, CO 81101

Prime Commercial Lot

Property Description

County: Alamosa

Price/SqFt: \$2.95

Subdivision: Plaza Del Sol Sub

Zoning: Other

Current Property Use: Commercial

HOA: No

Property Type: Lots & Land

Domestic Water: Public

Water Tap Available: Yes

Water Tap Installed: No

Sewer H/U Available: Yes

Sewer/Septic In: No



Summary

Seize this exceptional 1.01-acre commercial lot positioned along a bustling traffic corridor, offering unparalleled visibility and accessibility for your next venture. Zoned Multi-Use, this versatile parcel provides endless possibilities—whether you're envisioning retail, office space, mixed-use development, service-oriented business, or another high-potential project tailored to your vision. City utilities are conveniently available right at the property line, streamlining your development process and reducing upfront costs. The level terrain and strategic location make this an ideal canvas for immediate or future builds in a thriving area with strong growth momentum.

This parcel stands alone as a fantastic entry-level commercial investment, but for those seeking even greater scale, the adjoining 1.37-acre lot is also available—purchase both together and enjoy a bulk discount for a combined total of 2.38 acres of prime real estate. Don't miss this rare chance to secure highly desirable commercial land in a high-exposure spot. Perfect for developers, investors, or business owners ready to capitalize on a proven location. Contact us today to explore this outstanding opportunity and turn your plans into reality!

Financial

Purchase Price: \$130,000

Covenants: No

Income Producing: No

REO/Lender Owned: No

Sewer Paid: No

Short Sale: No

Special Assessment: No

Tax Year: 2024

Total Taxes: \$2330.94

Water Rights/Irrigation: No

Water Tap Paid: No





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Department of Revenue
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Aaron's

CHAMPION
XPRESS CARWASH

DOLLAR TREE

maunices

Rustic LIVING

MAVERIK

**AMERICA'S
AUTO & TIRE**

**Super
8**

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Holiday Inn
Express

Rio Grande
Savings and Loan Association

AT&T

ASPEN
Ski & Snowboard
Center

chili's

Wendy's
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HAMBURGERS

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Wall
Smith,
Bateman Inc.

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AUTO PARTS

PEAK
HARDWARES
BY COOPER INC

AERIAL MAP



Preston R. Porter, ALC

Broker/Owner
www.PorterRealty.com
preston@porterrealty.com
503 Main Street
Alamosa, CO 81101
(719) 496-2145 (Direct)
(719) 589-5899 (Office)



Excellent Service ~ Expert Advice ~ Exceptional Results

Preston Porter preston@porterrealty.com Greg Goodwin greg@porterrealty.com
Nickie Trunel nickie@porterrealty.com Jeni Jack-Goodwin jeni@porterrealty.com