



TBD Clark Street  
Alamosa, CO 81101

Prime Commercial Lot

# Property Description

**County:** Alamosa

**Price/SqFt:** \$3.02

**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 1.37-acre commercial lot positioned along a bustling major 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 1.01-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:** \$180,000

**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





# AERIAL MAP



## Preston R. Porter, ALC

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