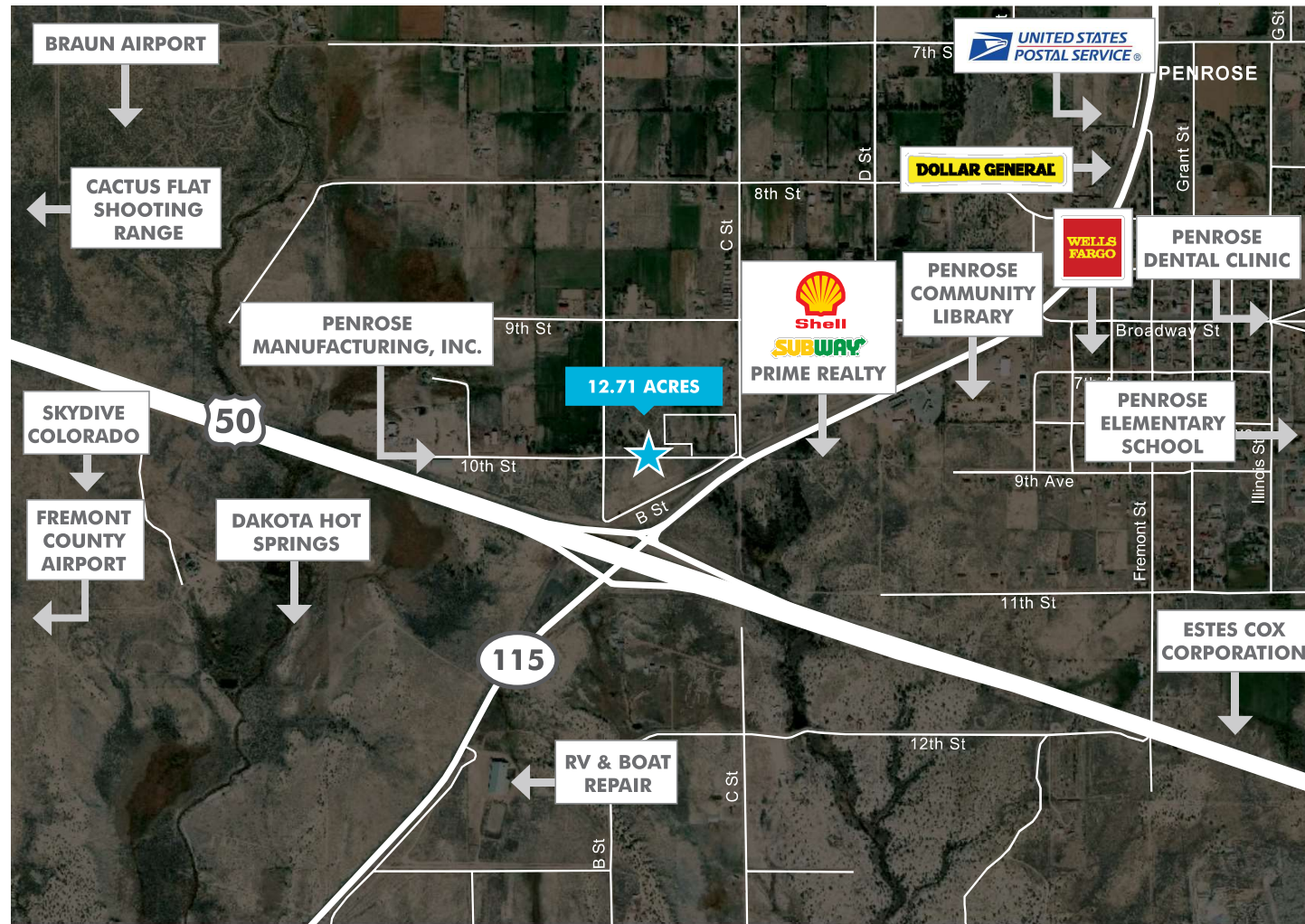


AVAILABLE

Development Opportunity

NWC OF US HWY 50 AND STATE HWY 115, PENROSE, CO 81240

RETAIL



Traffic Counts

State Highway 115 at 10th Street	14,500 VPD
US Highway 50 at State Highway 115	12,900 VPD

2018 Estimated Demographics

	3 mile	5 mile	10 mile
Population	2,878	7,329	28,133
Average Household Income	\$58,171	\$53,188	\$59,403

CONTACT US

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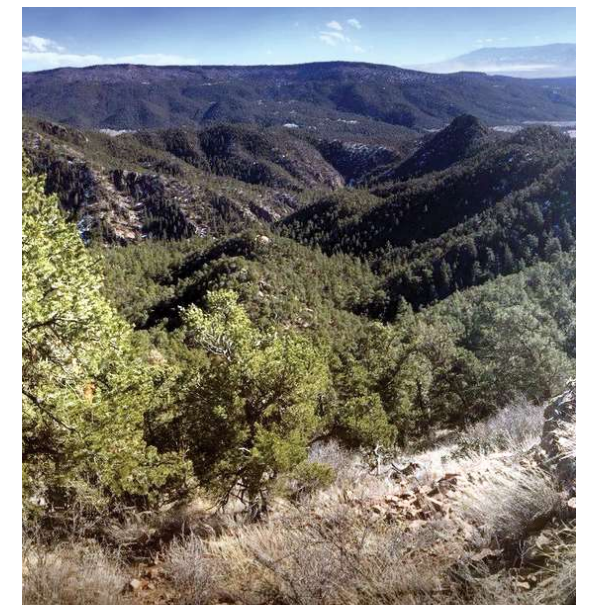
12.71 ACRES FOR SALE!



RUGGED MOUNTAIN COUNTRY

POPULAR TOURIST DESTINATION!

- + Rural agricultural community of Penrose is located between Cañon City and Pueblo Fremont County at an elevation of 5,302 ft
- + This popular tourist destination offers fishing, camping, rafting, hiking, biking, rockcrawling, skydiving, ATViing, horseback riding, golfing, hot springs and much more!
- + Two parcels totalling 12.71 acres with great visibility and easy access at the crossroads of US Highway 50 and State Highway 115
- + Ideally suited for a campground with scenic mountain views and abundant outdoor recreation nearby
- + Sales Price: \$3.00 - \$14.00 PSF



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THINGS TO DO NEAR PENROSE, COLORADO

AMUSEMENT:

Royal Gorge Bridge (30mi)
Royal Gorge Zipline (19mi)

FEDERAL LANDS:

San Isabel National Forest

HOT SPRINGS:

Dakota (2mi)
Desert Reef 6mi)

RAILROADS:

Royal Gorge Route (12mi)

SCENIC DRIVES:

Frontier Pathways

STATE PARKS:

Arkansas Headwaters (21mi)
Lake Pueblo (22mi)

STATE WILDLIFE AREAS:

Beaver Creek (12mi)

TOWNS:

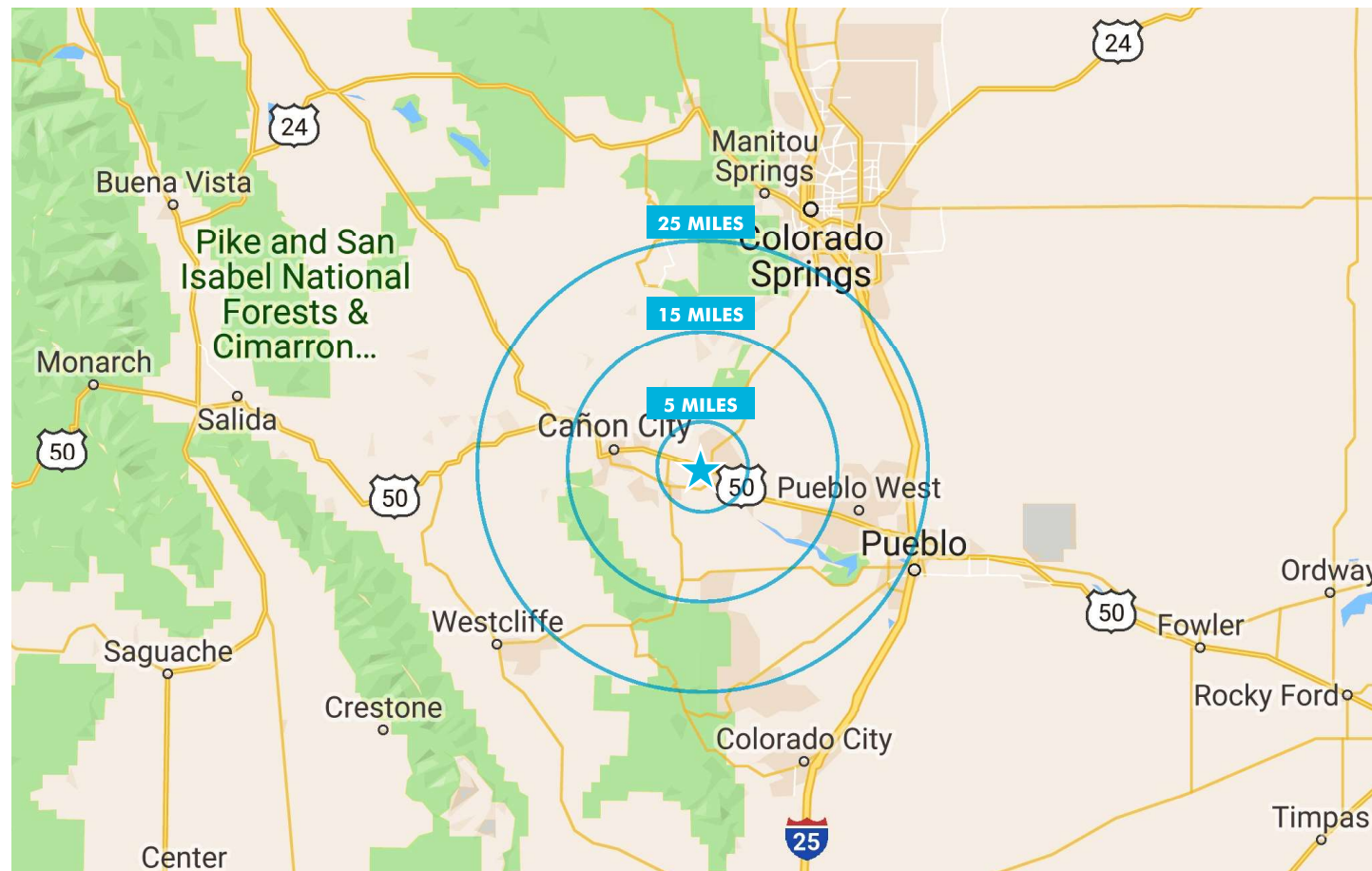
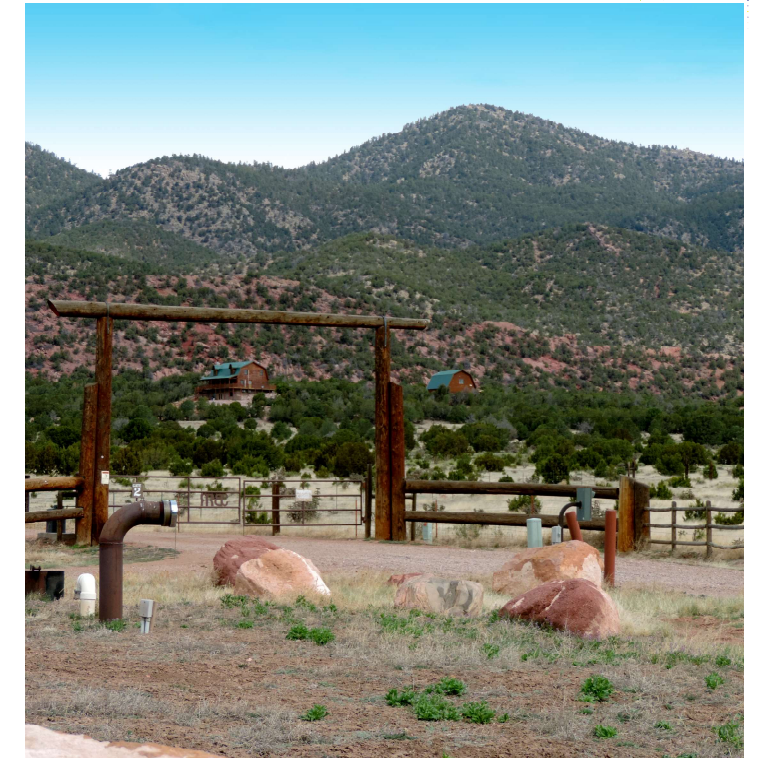
Cañon City (12mi)
Colorado Springs (33mi)
Florence (6mi)
Fort Carson (28mi)
Manitou Springs (39mi)
Pueblo (28mi)
Silver Cliff (42mi)
Westcliffe (43mi)
Wetmore (17mi)

TRANSPORTATION:

Pueblo Memorial Airport (PUB) (32mi)

WHITEWATER RAFTING:

Arkansas River (12mi)



AREA ACTIVITIES AND RECREATION:

Aiken Canyon

Nature Conservancy

Apple Valley Orchards

Apple Orchard

Brush Hollow Reservoir

Fishing & Hiking

Happy Apple Farm

You Pick Farm

Heath Marshall Horsemanship

Horse Training & Clinics

Heaven's Gaits Equestrian Center

Boarding & Training

High Sky Adventures Parachute Club

Skydiving

Independence Trail System

Rockcrawling

Indian Springs Ranch Campground

Camping

Penrose Commons

ATV, Horseback Riding, Walking Trails

Penrose Community Library

Various Activities

Penrose Elementary School

Sports Courts & Fields, Track, Trails

Penrose Park & Recreation District

Various Activities

Penrose Senior & Community Center

Various Activities

Play Dirty ATV Tours

ATV

Out of the Blue Skydiving

Skydiving

Royal Gorge Skydive

Skydiving

Skydive Colorado

Skydiving

Smooth Walkin' Ranch

Boarding & Training

Sydney's Cruisin' Equine

Boarding & Training

Third Street Apples

You Pick Farm

War Memorial Park

Memorials