

# Walmart Anchored Pad for LEASE

Ground Lease or Build-To-Suit

U.S. Hwy.160 & Aspen Village Dr., Pagosa Springs, CO



## RETAIL PROPERTY OVERVIEW:

- Pagosa Springs is fastest growing City in SW Colorado
- Walmart anchored pad site on Hwy 160
- Lighted intersection, far corner.
- Pagosa is County seat Archuleta County. Famous tourist vacation summer/winter destination-world's deepest hot springs and Wolf Creek Ski Lodge

Access: Ingress/Egress on both Aspen Vil., & Cornerstone

Lot Size: 1.54AC Pad. Can expand up to 3 acres

Traffic Counts: Hwy 160 – 23,500 VPD, Aspen Village Drive 6,050 VPD (updated 2020)

## AREA DEMOGRAPHICS:

RADIUS:	POPULATIONS:	MEDIAN HH INCOME:
3 M	7,651	\$75,300
5 M	9,202	\$76,665
15,000+ greater Pagosa Spg.'s Population		



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## PROJECT SCOPE:

- Join Walmart and others
- Several single tenant pad development

## AREA RETAILERS Include:

- Walmart
- Kroger (City Market)
- Starbucks
- McDonalds
- Sonic
- Wells Fargo
- Wyndam Vacation Resorts
- Verizon
- Papa Murphys
- Advance Auto, O'Reilly
- Numerous Hotels....and more!



**DYNAMIC**  
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**EXHIBIT "A-2"**  
**ASPEN VILLAGE**  
**PLANNED UNIT DEVELOPMENT**

LOCATED IN  
 SW/4SE/4, SE/4SE/4, E/2SE/4 OF SECTION 16  
 AND NW/4NE/4, NE/4NW/4 OF SECTION 31,  
 T 35 N, R 2 W, N.M.P.M.  
 COUNTY OF ARCHULETA, STATE OF COLORADO



**NOTES:**

1. Research for recorded easements was conducted by Great Div Stewart Title Guaranty Company and their predecessors may be able to identify and restrictions on lots in their Title Commitment Number August 20, 2003, Title Commitment Number 9451-03 Issued Date Commitment Number 97002255 Issued April 7, 1997.
2. Upon completion, by the developer, of the improvements require Unit Development Agreement, The Town of Pagosa Springs will be responsible for street, curbs, gutters, and lighting. (Power and line maintenance only). All islands located within the rights-of-way are the responsibility of the Aspen Village Master Association for the proper landscaping, sidewalks and curb maintenance.
3. No dwellings to be allowed on Open Space A or Open Space B restricted to recreational uses.

