

\$400,000 - Lot 776 Clear Creek Drive, Colorado City

MLS® #2859946 BY COLORADO Listing Office: Keller Williams Performance Realty

\$400,000

0 Bedroom, 0.00 Bathroom,
Land on 0 Acres

Colorado City, Colorado City, CO

This property is one of over 140 individual lots being sold together in a rare bulk package. These lots are located in and around Colorado City, CO, offering a variety of locations and features to suit many needs. This is a versatile, high-potential investment package with a wide range of development and resale possibilities. Some lots have both water and sewer lines available in the street—just waiting for taps to be purchased. Others have either water or sewer access, providing partial infrastructure. Approximately 90 lots are off-grid, with no current utilities—ideal for creative development or long-term hold strategies. The lots vary in landscape and setting: Some are near the golf course, schools, a lake, treed, meadow, creekside, bluff-top parcels mix of flat, buildable sites and elevated view lots. With retail value estimated at over \$800,000 based on recent area sales, this package offers instant equity potential. The sellers are motivated to close out the estate and have priced this offering accordingly by sending it to auction. Develop your vision, and sell off the rest over time. This is an ideal opportunity for builders, developers, or investors seeking diversity, scale, and value. All offers must be submitted through the property's listing page on www.auction.com. The sale will be subject to a 5% buyer's premium pursuant to the Auction Terms and Conditions (minimums may apply). All auction bids will be processed subject to seller approval. No Water or sewer



lines in the street. Legal description LOT 776
UNIT 9 COLORADO CITY AMENDED



**Listing Courtesy of Keller Williams
Performance Realty**

Essential Information

MLS® #	2859946
Price	\$400,000
Bathrooms	0.00
Acres	0.17
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	Lot 776 Clear Creek Drive
Subdivision	Colorado City
City	Colorado City
County	Pueblo
State	CO
Zip Code	81019

Amenities

View	City, Mountain(s)
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School Information

District	Pueblo County 70
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Additional Information

Date Listed	March 18th, 2025
Zoning	R-2



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