303 W 1st La Junta, CO (Highway Frontage)
303 W 1st Street
La Junta, CO 81050

$219,000
0.62± Acres
Otero County







MORE INFO ONLINE:

https://greatplainslandcompany.com/

SUMMARY

Address
303 W 1st Street

City, State Zip
La Junta, CO 81050

County
Otero County

Type
Commercial, Undeveloped Land, Business Opportunity

Latitude / Longitude
37.988213 / -103.54727

Acreage
0.62

Price
$219,000

Property Website
https://greatplainslandcompany.com/detail/303-w-1st-la-junta-co-highway-frontage-/otero/colorado/101777/







PROPERTY DESCRIPTION

Opportunity awaits at this well-known La Junta property, historically recognized as the WW Feeds location. Situated on 0.62 acres with approximately 340 feet of US Highway 50 frontage, this vacant lot offers exceptional visibility to the thousands of travelers and commuters who navigate the Highway 50 corridor daily.

The property features a 30' x 40' metal building built in 2016 with cement floors, electrical, and interior lighting - ready to support a wide range of business uses. There is also a covered lean to/storage area on the south side of the building adding covered workspace or display area, maximizing the site's functionality and street presence.

City of La Junta water, electricity, and sewer are all located on site creating a perfect place to start building your business. There are 4 highway curb cut outs, with the central cut out leaving plenty of space, large enough for a semi truck and trailer to enter.

La Junta serves as a major hub for both BNSF Railway and Amtrak rail service in Southeastern Colorado, making this a strategically located property at the crossroads of road and rail. Whether you're launching a new venture or expanding an existing operation, this high-visibility site is primed and ready. Let this location work for you as you build your dreams here.

Annual Taxes: $1,780.98

Parcel Number: 464303400007

City Zoning: I-2, Heavy Industrial District

Property: 0.62 Acres/27,200 Sq Ft Total

Highway Frontage: Approximately 340 feet

303 W 1st La Junta, CO (Highway Frontage)
La Junta, CO / Otero County













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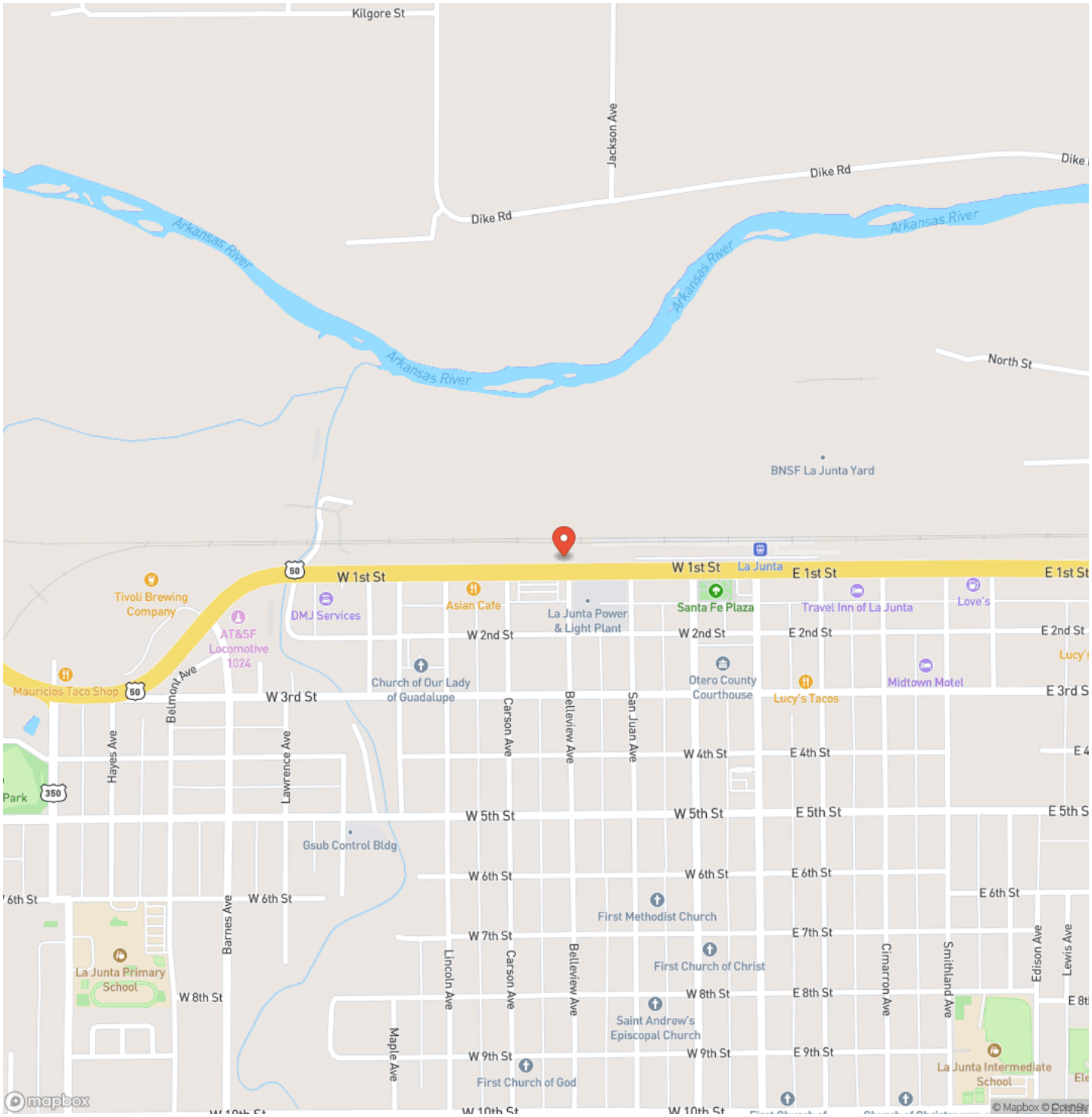
Locator Map



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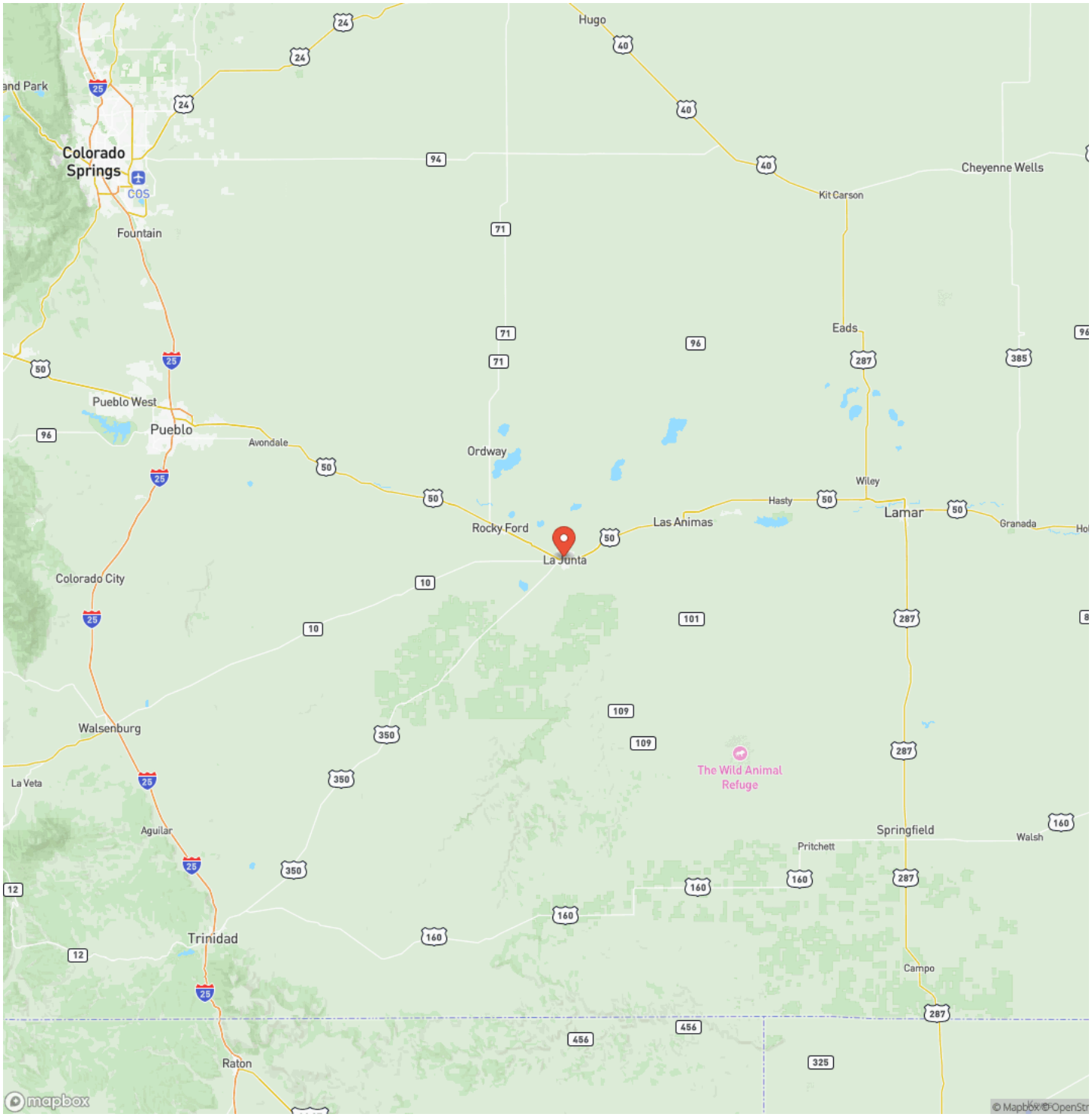

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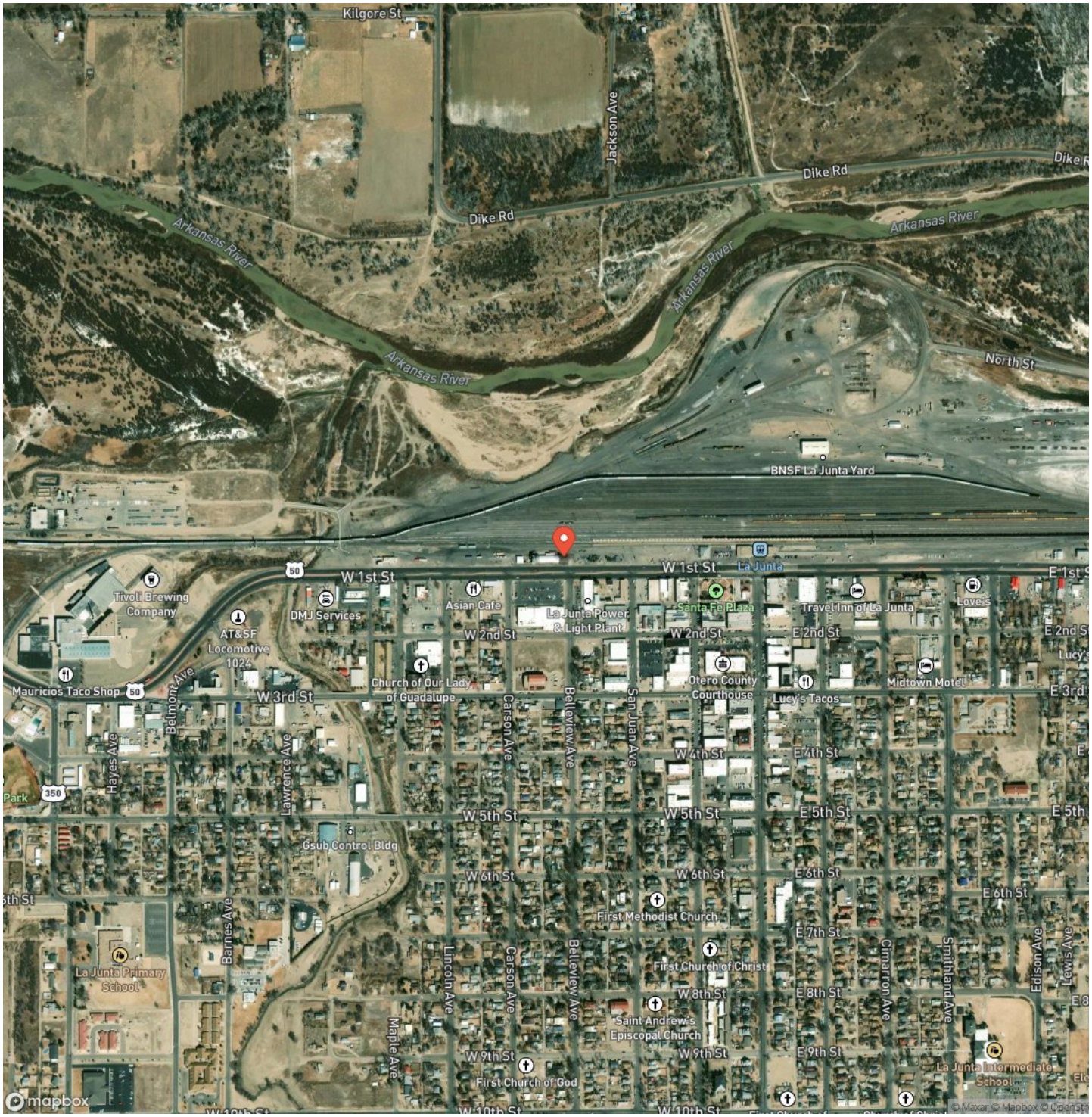
Satellite Map



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LISTING REPRESENTATIVE

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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