

Major highway improvements in store for Grandview

The Colorado Department of Transportation (CDOT) is moving forward with an ambitious, multi-year plan to accommodate traffic funneling into the Durango area from the south and east, as well as expected future commercial and residential real estate development in the Grandview area.

The project carries an estimated price tag of \$33 million

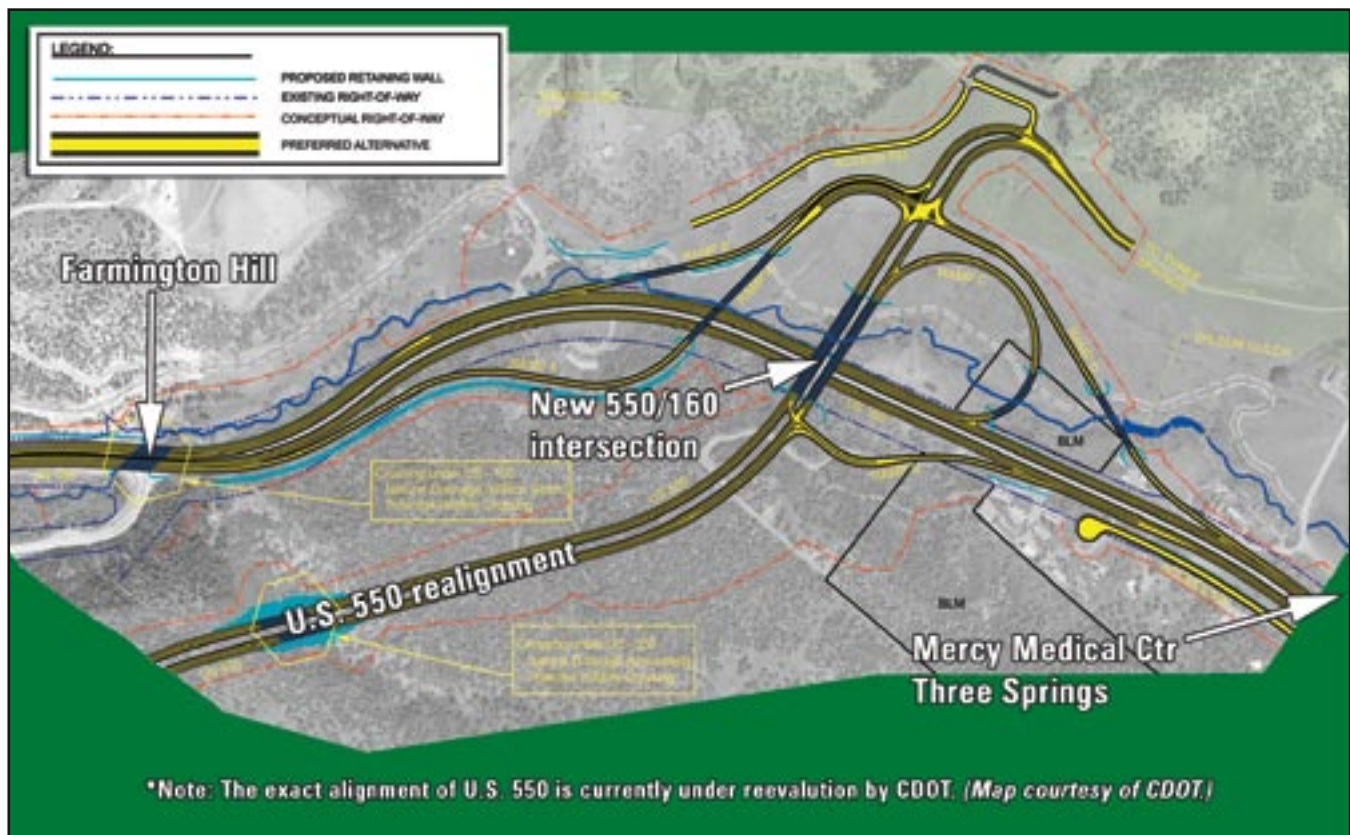
and is slated for completion by September 30, 2010, though final funding to complete the project has not yet been secured.

The plan includes abandoning the current Farmington Hill U.S. 550/160 intersection and realigning U.S. 550 from County Road 220 southeast to a future interchange with Highway 160 near High Llama Lane in Grandview. The realigned U.S. 550

connection to U.S. will be four lanes. Additionally, U.S. 160 will be widened to four lanes from Bayfield through Grandview to the Farmington Hill intersection.

SEMA Construction, Inc. is currently building the first phase with \$12 million in federal highway funds appropriated this year. The current construction includes building retaining walls

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The Colorado Division of Transportation (CDOT) plans for Grandview include realigning U.S. Hwy 550 east of its current intersection with US 160 at Farmington Hill.



THE CASTLE. 2419 Sf – 1 acre of land. This exquisite office building has been completely redone from top to bottom. Main Street exposure, and plenty of paved parking. Additional land for potential to add on, or possible add condominium or townhome units. Offered at \$1,250,000. Owner terms possible. MLS# 609866



HIGH VISIBILITY OFFICE. In-town 2,416 SF, 2 level building. Main: 1,500 SF. Upper: 900 SF office/apartment. Prime commercial 5,532 SF lot zoned mixed use. 10-off street parking spaces. City utilities. Across from N. City Market. \$459,000. MLS #608310.



FANTASTIC DEVELOPMENT OPPORTUNITY! This 1.36 acre, one-of-a-kind downtown building site is perfect for residential, retail or restaurant development. Located on Main Avenue, currently used as residential. This 4 BD/2 BA home has fantastic views over the City of Durango and Animas River. Great investment opportunity and loads of potential. \$1,100,000. MLS #611845.



MULTI-USE BUILDING. 1 acre corner lot. Hwy 160B visibility. 4,265 SF, 2 baths with forced air and gas heat. 3 zones. Cooled by 4 evaporative coolers. All offices have exterior windows. Warehouse area walls are non weight bearing. Paved parking lot. Landscaped exterior. Lots more. \$695,000. MLS #605957.



RARE OPPORTUNITY TO OWN COMMERCIAL PROPERTY IN DOWNTOWN. Completely remodeled in 1999, including insulation, drywall, windows, electrical, plumbing, roof and installed speaker system, reduced to \$298,000, and the owner will consider a trade for a Durango condo. MLS# 608290.



COMMERCIAL DEVELOPMENT LOT. Prime location for office or light industrial development property Ten plus acres immediately across the bridge behind Home Depot. Relatively flat, this land is a blank canvas for the creation of Durango's next office park. \$3,000,000. MLS #605526

Grandview highway improvements

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to accommodate the addition of a fourth lane, as well as the U.S. 550 overpass and interchange. Funding for the construction of the interchange, including four bridges and the on-and-off ramps, is already in place, said Nancy Shanks, CDOT public-information officer.

“The public will see an interchange that’s not connected to anything for awhile,” Shanks said. “It’s going to be a great project, but it’s going to be done in phases over the course of several years.”

The proposed project includes reconstruction of the U.S. 160 intersections with CR 233 (west) and State Highway 172/CR 234 as interchanges. The U.S. 160 intersections with CR 233 (east), CR 232 (west), and CR 232 (east) would be eliminated, with CR 233 passing beneath U.S. 160. The CR 222/CR 223 (west) intersection with U.S. 160 would be signalized.

From the west project limit to the US 160/US 550 (south) intersection, US 160 would be four lanes with an eastbound climbing lane and a westbound auxiliary lane. From the US 550 (south) intersection to the inter-

section with SH 172/CR 234, US 160 would be four lanes. There would be single-point urban interchanges at CR 233 (west) and SH 172/CR 234. U.S. 160 would remain on the existing alignment except near the State Highway 172/CR 234 intersection, where it would be shifted north to avoid Crestview Memorial Gardens.

2008 GRANDVIEW HIGHWAY CONSTRUCTION SCHEDULE

- Install temporary signal on US 160
- Retaining wall construction on south side of US 160: Aug – Oct 2008
- Earthwork for Ramp A, south side of US 160: Aug - Oct of 2008
- Retaining wall construction on North side of US 160: Sept – Oct. 2008
- Retaining wall construction on North side of US 160: Sept – Nov 2008
- Sub-structure work for the new US 550 Bridge near High Llama Lane.



TECH CENTER COMMERCIAL BUILDING. Excellent property for the serious investor. Professional office building in a great location. 7,414 SF of fully rented space. Triple Net lease, 7% CAP Rate. Also includes plenty of parking and a T-1 internet line to the building. \$2,225,000. MLS #569661



LIVE/WORK/DUPLEX type property. Remodeled 928 SF, 2 BR/1 BA residence plus an attached 623 SF commercial office/retail unit. Trex® decking. Xeriscaped with drip irrigation system. Separate electric and gas meters for each unit. 4 off street paved parking spaces. High traffic area in a great location. \$480,000. MLS #588747



EXCEPTIONAL INVESTMENT OPPORTUNITY. Eleven unit apartment complex in the heart of Cortez, CO. Very low tenant turnover, dependable cash flow, low maintenance, and within walking distance of government and retail service centers. \$689,900. MLS #603405



GREAT VISIBILITY, EASY ACCESS. 2,000 SF +/- building with 15 to 20 parking spaces plus a storage shed. A 2 BR, 800 SF house on commercial approved 1.02 +/- site with Hwy 172 frontage. Previously used as a restaurant. CDOT access approval in process. Many possibilities. \$395,000. MLS #567421



PERFECT SPOT FOR YOUR PAGOSA BUSINESS. Rare industrial building with Highway 160 visibility on one-half acre just blocks from downtown Pagosa and the hot springs. This 30' x 90' open span building has three overhead doors and outside yard space. Great opportunity for your business. Priced well at \$349,000. MLS #563209



LOT #1 AT THE DURANGO TECH CENTER. "The Point" overlooking downtown Durango and the Animas River. Over six acres of prime real estate. Great 1031 hold! Adjacent to the exceptional Mirador project. Highlighted area in photo is approximate lot boundary. MLS# 598955



RANCHETTE BED & BREAKFAST. Spectacular home with tons of character. Beautiful La Plata Mtn. views, near the airport, huge wrap-around deck, generous great room, living room with two fireplaces, brand new greenhouse and each bedroom has its own private bath! Almost 13 acres of pines and irrigated meadows for horses, llamas or cows, two ponds and barn w/ hayloft. MLS #593306 \$899,000.



PRIME HIGH DENSITY RESIDENTIAL & COMMERCIAL PROPERTY located between Durango's Super Wal-Mart and Home Depot. Highest traffic count in La Plata County and growing daily. 10+ acre commercial site in the midst of several planned large-scale developments to include hotel/motel, restaurants, retail outlets, and high density residential. \$4,500,000. MLS #597497



RIVERSIDE PROFESSIONAL BUILDING – FOR SALE OR LEASE

1970 E. Third Ave. The absolute best location in Durango. Located on the Animas River Trail next to the soon-to-be completed new Durango Public Library. We are leasing office space..... some finished, and some are ready for your Tenant Improvements. Spaces from 533 SF to 5,000 SF. Owners are motivated, and will do everything possible to meet your current lease, or offer you the best value lease in town. Give us a call, we will be happy to show you the available spaces, and "sharpen the pencil". MLS #583165



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