



# DOWNTOWN RIVERFRONT

X RUMBAUGH ROAD, PAGOSA SPRINGS, COLORADO



122 Acres  
San Juan River Frontage  
Spectacular Views



# The Property

Presenting a rare opportunity to own 122 acres on the San Juan River in downtown Pagosa Springs, Colorado.

This is one of the last large riverfront tracts of land in downtown Pagosa Springs. With over 3200' of San Juan River frontage, the property offers exceptional mountain views throughout the property and extensive river habitat.

Divided into 3 separate parcels of 35 acres, 35 acres & 51 acres, this property is offered in 4 configurations, as a whole or in individual tracts.

Located only 5 minutes from town center, this beautiful acreage is close to the world famous Pagosa Hot Springs, restaurants and shopping.



# Snapshot

## PROPERTY SNAPSHOT



### 122 ACRE OFFERING

- ~ Downtown Pagosa Springs
- ~ 3200' River Frontage
- ~ Views, Exceptional River Habitat
- ~ Taxes: \$193.88 (2022)
- ~ Zoning: Planned Unit Development



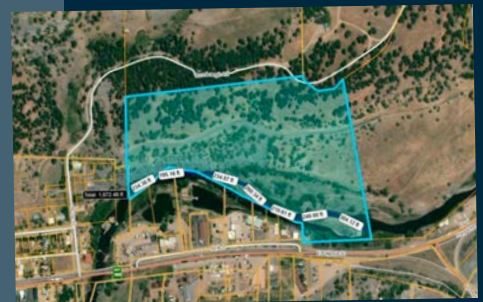
### 35.53 ACRES | TRACT I (795869)

- ~ Downtown Pagosa Springs
- ~ 1,375' River Frontage
- ~ River & Mtn. Views, Float To Town
- ~ Taxes: \$16.24 (2022)
- ~ Zoning: Planned Unit Development



### 35.84 ACRES | TRACT II (795840)

- ~ Downtown Pagosa Springs
- ~ 1,800' River Frontage
- ~ River, Views, Great Fishing
- ~ Taxes: \$12.88 (2022)
- ~ Zoning: Planned Unit Development



### 51.41 ACRES | TRACT IV (795863)

- ~ Downtown Pagosa Springs
- ~ Creek Runs Through, Big Views
- ~ Roughed In Road, Gazebo
- ~ Taxes: \$166.88 (2022)
- ~ Zoning: Planned Unit Development



PLEASE NOTE THAT CURRENT YEAR TAXES MAY DIFFER FROM PRIOR YEAR. BUYERS ARE ADVISED TO REFER TO COUNTY RECORDS FOR ADDITIONAL INFORMATION.





# *Aerial Tour*

*Click Image Above To View Video*

Soar above this beautiful property in Southwestern Colorado's Pagosa Springs, and enjoy year-round recreation, 300+ days of sun per year and staggering beauty.



# *Private Retreat Or Development?*

Zoned for planned unit development, this is one of the last large riverfront tracts available in the area, which offers ample infrastructure and is located in an Opportunity Zone.







# The Location

## WHERE IS PAGOSA SPRINGS, CO?

### FLYING TO PAGOSA SPRINGS

Commercial air service is available at La Plata County Airport in Durango with direct flights to Denver, Phoenix and seasonally to Dallas. Private air service is available in Pagosa Springs at Stevens Field.

### DRIVING TO PAGOSA SPRINGS

Albuquerque	214 Miles
Santa Fe	152 Miles
Denver	277 Miles
Durango	60 Miles



Stevens Field in Pagosa Springs offers an 8,100 foot runway for private aircraft, while Durango offers commercial air service an hour away.





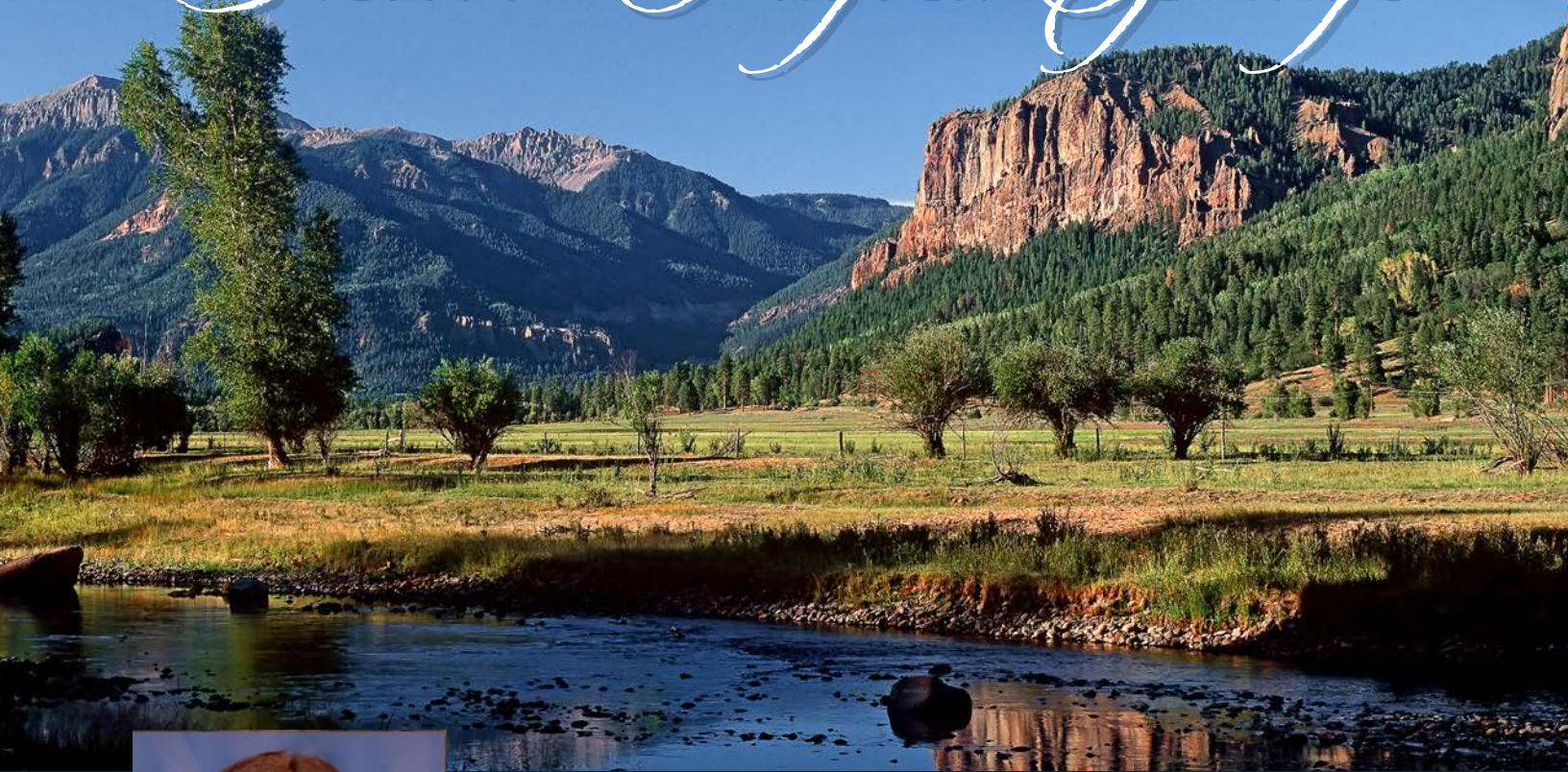
# The Lifestyle

With millions of acres of National Forest and wilderness land surrounding this beautiful area, year-round recreational opportunities abound in and around Pagosa Springs. From soaking in the world famous Hot Springs and mountain biking, hiking and fishing in the many lakes and rivers, to skiing at Wolf Creek Ski Area, snowmobiling and hunting, this beautiful corner of the world will take your breath away.





# Discover Pagosa Springs



OFFERED BY

Juli Morelock, GRI, Broker Associate

970.946.2137 Mobile | 970.264.1250 Office

Juli@GallesProperties.com



GALLES PROPERTIES

— *Luxury Collection* —

[www.GallesProperties.com](http://www.GallesProperties.com)

*Leading*  
REAL ESTATE COMPANIES  
OF THE WORLD

---

Information presented here is intended to be accurate but is not guaranteed and should be verified with an independent party prior to purchase.