REQUEST FOR PROPOSALS

Public Notice is hereby given that the Pueblo Urban Renewal Authority is seeking proposals from financially and legally qualified purchasers to acquire from the Authority, Lots 8 and 9, Block 20, Mattices Subdivision (612/614 E. 2nd Street, Parcel No. 04-312-32-005), and Lots 6 and 7, Block 20, Mattices Subdivision (616/618 E. 2nd Street, Parcel No. 04-312-32-004), City of Pueblo, County of Pueblo, State of Colorado (the "Property"), consisting of two occupied residential duplexes constructed by the Authority and completed in December 2024, for a purchase price of Seven Hundred Thousand Dollars ($700,000), and to continue to own and operate the Property as residential housing. Proposals must (1) agree to honor all existing residential leases, which expire in April 2027, and to comply with all applicable Colorado landlord-tenant laws, (2) describe the proposer's plan for the long-term ownership, maintenance, and operation of the Property, (4) demonstrate the proposer's financial capacity and readiness to close, including sources of funds and any lending commitments, and (5) contain a proposed closing date. Proposals will be evaluated on financial capacity and purchase readiness, commitment to honoring existing leases and tenant stability, and long-term ownership and maintenance approach. Information is available on puebloura.org. Proposals must be submitted electronically in PDF format to, Shawn Carlson, Special Programs Manager, Pueblo Urban Renewal Authority, 115 E. Riverwalk, Suite 410, Pueblo, Colorado 81003, telephone (719) 542-2577, email scarlson@puebloura.org. Responsive proposals must be submitted on or before 5:00 p.m., Mountain Time, November 30, 2026. The Authority reserves the right to (a) reject any and all proposals in whole or in part; (b) waive any and all irregularities in proposals; and (c) commence negotiations with any or all parties who have or may submit proposals before the expiration of the time for submission of proposals.

First Publication: November 1, 2026

Second Publication: November 8, 2026



FOR SALE · REQUEST FOR PROPOSALS

Two New Duplexes on East 2nd Street

612/614 & 616/618 E. 2nd Street, Pueblo, Colorado 81001 · Offered by the Pueblo Urban Renewal Authority

$700,000
Purchase price for both duplexes (4 units)

Proposals due
Nov. 30, 2026 · 5:00 PM MT

4	2024	3 of 4	4/4
RESIDENTIAL UNITS	COMPLETED DECEMBER	UNITS LEASED	UNITS WITH WASHER & DRYER

THE OPPORTUNITY

PURA built these side-by-side duplexes, and construction was completed in December 2024. Each building stacks a one-bedroom ground-floor flat under a two-bedroom, two-bath upper unit. Three units are leased and one is vacant, so the buyer gets in-place income plus a unit ready to lease.

EXISTING LEASES

Three of the four units are occupied under leases that expire in **April 2027**; one unit is vacant. The buyer must honor every existing lease, comply with Colorado landlord-tenant law, and continue to operate the property as residential housing.

THE BUILDINGS



612/614 E. 2nd Street



616/618 E. 2nd Street

UNIT MIX

UNIT	LAYOUT	LEVEL	COUNT
Unit A	1 bed / 1 bath + den	Ground	2
Unit B	2 bed / 2 bath	Upper	2
Total			**4 units · 6 bd · 6 ba**

Parcels 04-312-32-005 (612/614) and 04-312-32-004 (616/618); Lots 6–9, Block 20, Mattices Sub.

FEATURES

- In-unit washer and dryer in every unit
- All-electric: no gas service
- Split-system heating and cooling in each unit
- Fully landscaped grounds
- On-street parking plus concrete parking pads in the rear
- 9-foot ceilings; LVP floors with carpeted bedrooms
- Range, microwave, dishwasher and disposal; island in ground units
- Upper units: primary suite with private bath, plus hall bath
- Private porch (ground) or patio (upper)
- Separate water heater for each unit

WHAT TO SUBMIT

- Agreement to honor all existing leases and follow Colorado landlord-tenant law
- Your plan for long-term ownership, maintenance and operation
- Proof of financial capacity: sources of funds and any lending commitments
- A proposed closing date

Submit one PDF by email. More information is available at puebloura.org.

HOW PROPOSALS ARE EVALUATED

- Financial capacity and purchase readiness
- Commitment to honoring existing leases and tenant stability
- Long-term ownership and maintenance approach

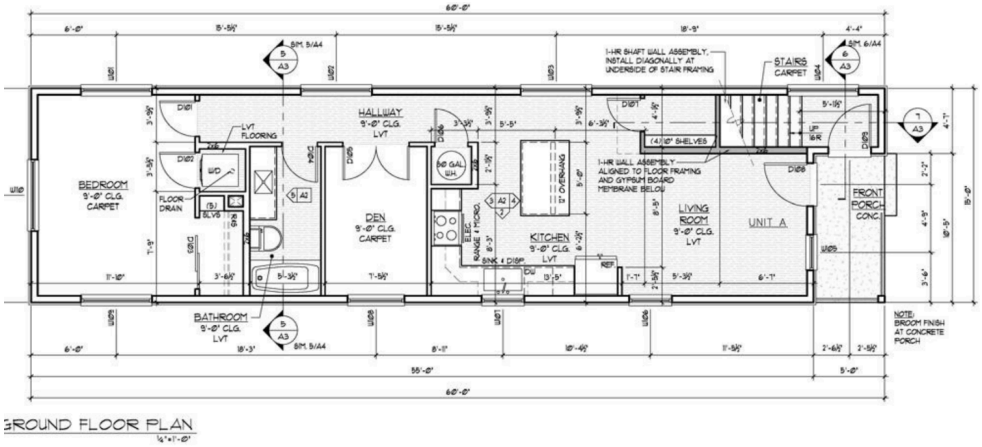
PUEBLO URBAN RENEWAL AUTHORITY

FLOOR PLANS · TYPICAL DUPLEX

Both buildings share this plan. Each floor is roughly 55 ft × 15 ft, with 9-ft ceilings.

GROUND FLOOR · UNIT A

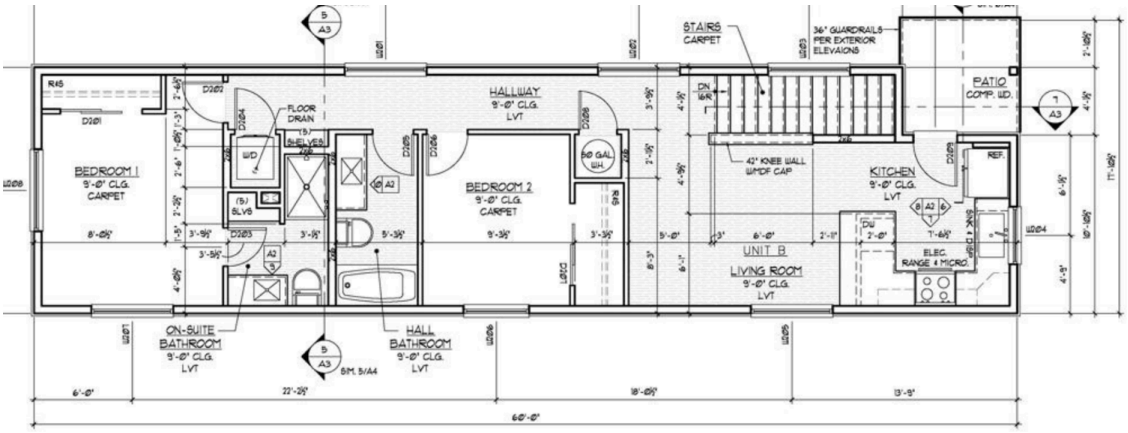
1 bed · 1 bath · den · kitchen island · front porch



GROUND FLOOR PLAN

UPPER FLOOR · UNIT B

2 bed · 2 bath · en-suite primary · private patio



SECOND FLOOR PLAN

SUBMIT & ASK QUESTIONS

Shawn Carlson, Special Programs Manager
Pueblo Urban Renewal Authority
scarlson@puebloura.org · (719) 542-2577

KEY DATES

Proposals due **Nov. 30, 2026, 5:00 PM MT**
Property tours by appointment
More information at puebloura.org

Information is believed accurate but not guaranteed; plans are for illustration. PURA reserves the right to reject any or all proposals, waive irregularities, and negotiate with any proposer.