

**244.26 ACRES  
DEVELOPABLE**

**LAND ON HWY 285**

**13034 S US Hwy 285 &  
13253 S Elk Creek Road**

PINE | CO 80470

**APPROVED AND DESIGNED FOR A RETREAT  
CENTER OR BRING YOUR DEVELOPMENT VISION!**

**CBRE**



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13034 S US Hwy 285 &  
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## CONTACTS

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# PROPERTY DESCRIPTION

## PROPERTY OVERVIEW



### Address

13034 S US Hwy 285  
& 13253 S Elk Creek Rd  
Pine, CO 80470



### Market/Submarket

Mountains west of  
Denver Metro



### Square Footage

10,639,747 SF  
Developable Land



### Size

244.26 Acres





## PROPERTY DESCRIPTION

The property, located in Pine, Colorado, is a contiguous 244.255-acre property comprised of two legal parcels: 13034 S. U.S. Highway 285 and 13253 S. Elk Creek Road. The land is situated on the southwest corner of S. U.S. Highway 285 and S. Elk Creek Road in the Pine Junction area. The property has excellent access from U.S. Highway 285, which is a well-maintained highway providing easy routes to Denver and surrounding metro communities.





## PROPERTY DESCRIPTION

The property is zoned P-D (Planned Development), which is a versatile zoning mechanism that allows for various types of land development, including residential, commercial, and quasi-public uses. The zoning is considered more developable than the typical agricultural or mountain residential zoning found in the area. The Official Development Plan (ODP) for the property, filed with Jefferson County as Reception #2017020131, permits all uses related to overnight lodging and camping for religious and educational purposes.

The ODP also allows for the construction of several buildings, including an Adult Retreat Center up to 80,000 square feet, a Youth Retreat Center up to 60,000 square feet, and a Chapel up to 20,000 square feet. In essence, the ODP permits the development of the land into a fully integrated Retreat and Conference campus. A Site Development Plan (SDP) has already been created and paid for, and it can be transferred to a new buyer.

A significant strength of the property is its sufficient water/well rights to support development. 58.91 shares of Mountain Mutual Reservoir Company as well as well rights to 37.9 acre feet annually. The property also includes two small, single-family residences. The residence at 13034 S. U.S. Highway 285 is 1,322 square feet and was built in 1923, while the one at 13253 S. Elk Creek Road is 1,059 square feet and was built in 1951.

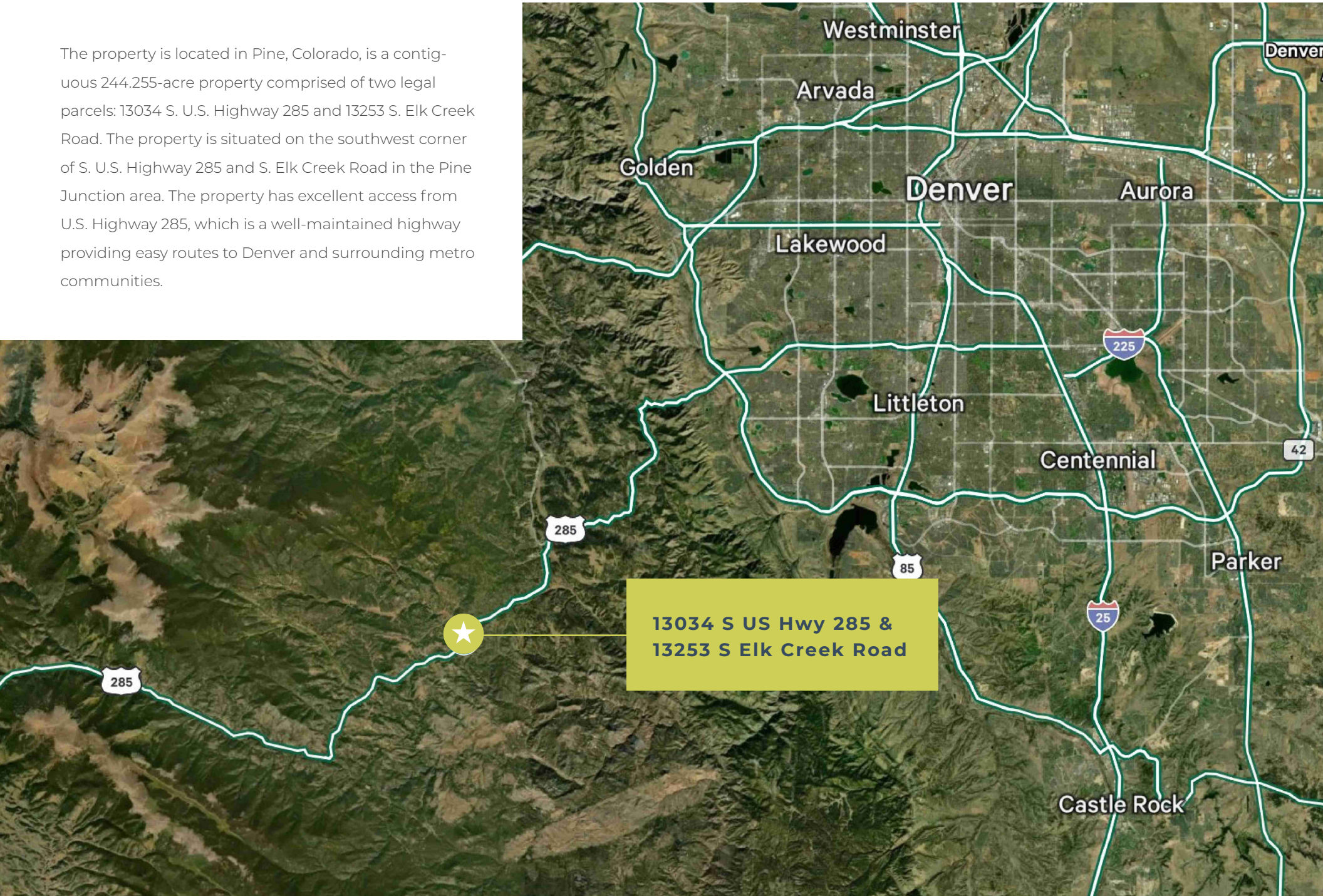


**A SIGNIFICANT STRENGTH OF THE PROPERTY IS ITS SUFFICIENT WATER/WELL RIGHTS TO SUPPORT DEVELOPMENT.**



## LOCATION OVERVIEW

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## LOCATION OVERVIEW

### KEY LOCATION BENEFIT

The property is easily accessible from U.S. Highway 285, a well-maintained highway that provides a straightforward route to and from Denver and surrounding metropolitan communities. The site is on the southwest corner of S. U.S. Highway 285 and S. Elk Creek Road in the Pine Junction area. The majority of the property is in FEMA Flood Zone X, which has a minimal risk of flooding. The property also has sufficient water and well rights to support the proposed facilities in the SDP.





**13034 S US Hwy 285 &  
13253 S Elk Creek Road**

P I N E | C O 8 0 4 7 0

**FOR PRICING AND MORE INFORMATION,  
PLEASE CONTACT:**

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