

SALE BROCHURE

Eagle Fire Lodge & Cabins

777 U.S. 24

Woodland Park, CO 80863

PRESENTED BY:

EDWARD RUPP

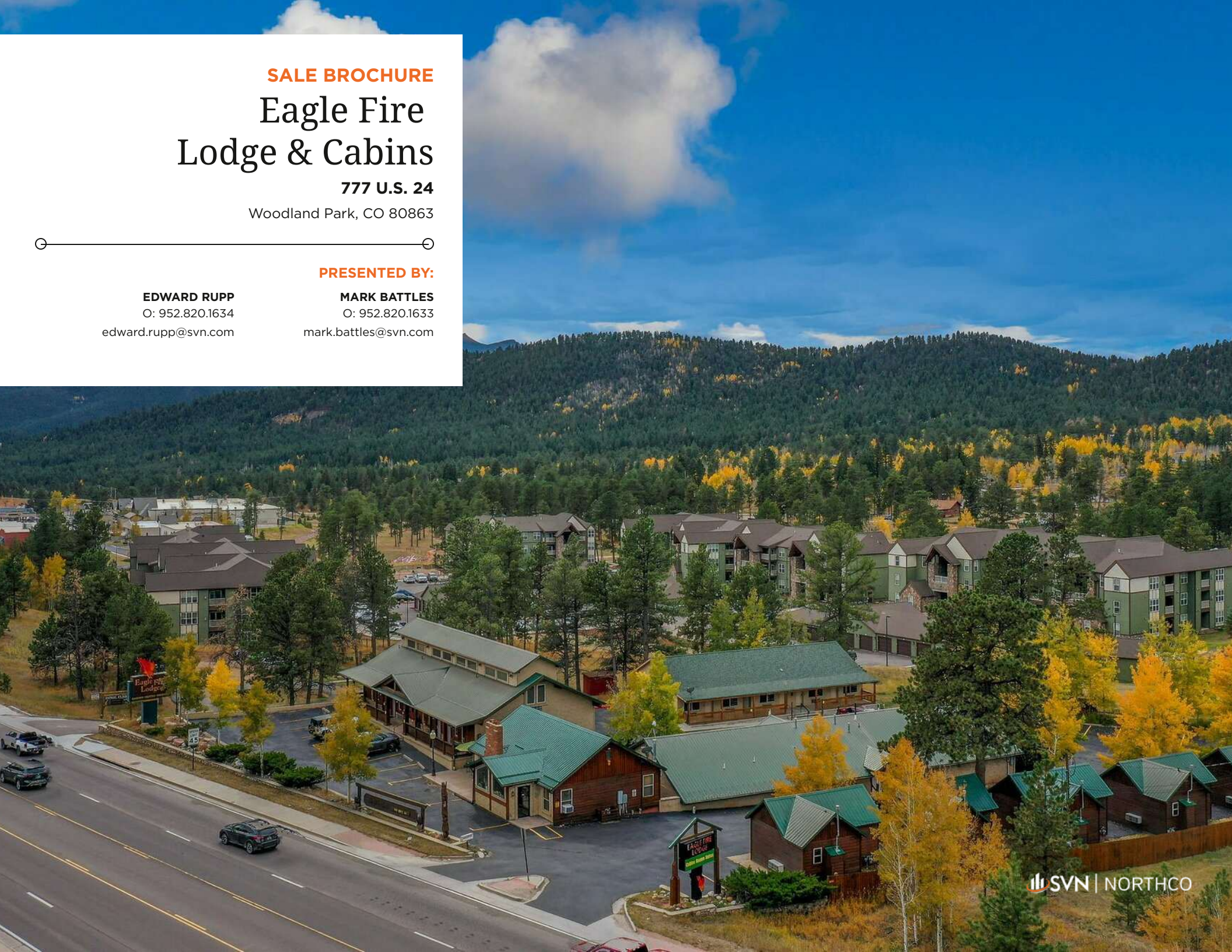
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PROPERTY SUMMARY



SALE BROCHURE

SALE PRICE:	Subject To Offer
EBITDA ('21-'24 AVG)	\$324,277
TOTAL UNITS:	25
BEDROOMS/PILLOWS:	29/102
LOT SIZE:	±1.6 Acres
BROKER OF RECORD:	Michael A. Corbey with Realspace Commercial Real Estate LLC

PROPERTY OVERVIEW

SVN | Northco is pleased to present, as exclusive advisor to ownership, the sale of The Eagle Fire Lodge & Cabins ("Property") located in Woodland Park, Colorado, at the base of Pikes Peak. This boutique hotel offers a unique blend of mountain charm and modern comforts, central to all the attractions and outdoor activities the region has to offer. The Eagle Fire Lodge & Cabins features three lodging buildings consisting of 4 two-bedroom condo-style suites, 4 standard rooms, 2 mini suites, 5 two-queen kitchenettes, 5 luxury suites, along with 5 cabins. Many units feature full kitchens or kitchenettes, and all come equipped with a full-sized coffee maker, refrigerator, and microwave, making it a true home away from home for guests. The property also boasts a 6,000-square-foot outdoor patio area, complete with tables, chairs, a hot tub, a fire pit, and 2 charcoal barbecue grills, offering a perfect spot for relaxation amidst the mountain air.

Recently, the property added five new luxury suites and five two-queen kitchenettes. The luxury suites, nearly twice the size of a standard motel room, offer guests a mountain-chic experience with spacious living areas, fireplaces, and large windows. The largest suite can comfortably sleep up to 6 guests, while the king suites are designed for couples seeking a luxurious retreat. These new offerings, combined with the property's central location and modern amenities, set a new standard for lodging in Teller County, ensuring an unforgettable stay for business travelers, adventurers, and vacationers alike.

SALE HIGHLIGHTS

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- 20 unit boutique hotel and 5 cabins in Woodland Park, CO with a total of 29 bedrooms and 102 pillows
- Offering 5 cabins, 4 two-bedroom condo suites, 4 standard rooms, 2 mini suites, 5 two-queen kitchenettes, and 5 luxury suites
- Long history of stable revenue: turn-key opportunity with management in-place
- Meticulously cared for during the current owner's stewardship
- Booming market: According to Zillow data, the average home value in Woodland Park has increased 98.2% in the past 8 years with no sign of slowing
- Development potential exists: On the western portion of the property, there is unused land where additional units or amenities could be built.
- Nestled at the base of Pikes Peak, a popular tourist attraction
- Located 20 minutes from downtown Colorado Springs, and centrally positioned for outdoor activities like sightseeing, kayaking, mountain biking, hunting, and fishing
- Conveniently located off of US-24, Woodland Park's main thoroughfare
- Many units feature kitchens or kitchenettes, with all accommodations including a full-sized coffee maker, refrigerator, and microwave
- Recently opened five new luxury suites and five two-queen kitchenettes, nearly double the size of a standard motel room
- Luxury suites include full living room sets, fireplaces, big-screen TVs, and large windows offering stunning views and natural light
- 6,000 SF outdoor patio area with tables, chairs, hot tub, fire pit, and 2 charcoal barbecue grills
- Ideal for family vacations, business travelers, and outdoor enthusiasts seeking comfort and convenience in the heart of Woodland Park



AMENITIES



ON-SITE AMENITIES

- 6,000 SF outdoor area with stunning views of Pikes Peak and the Rampart Range
- Patio includes tables and chairs for outdoor dining or lounging
- Hot tub for relaxing while taking in the mountain scenery
- Two charcoal grills available for cookouts and gatherings
- Fire pit for cozy evenings under the stars
- Large lawn area perfect for games, lounging, or soaking up the sun
- Ideal spot to unwind with a cold beer or a glass of wine while enjoying the mountain beauty

LODGING



LODGING AMENITIES

- Beautiful, comfortable beds
- Cozy fireplaces in select rooms
- Spacious suites and mountain cabin options
- In-room kitchens for added convenience
- Complimentary high-speed Wi-Fi
- Hotel-style accommodations with home-like comforts
- Luxury suites feature full living room sets around a fireplace and big-screen TV
- Full bathrooms with soaking tubs in luxury suites
- All units include a full-sized coffee maker, refrigerator, and microwave



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS CONTINUED



LODGING - ADDITIONAL PHOTOS



LODGING - ADDITIONAL PHOTOS



LOCATION OVERVIEW



WOODLAND PARK, CO

The Property is located in Woodland Park, CO, a picturesque mountain town nestled in the heart of the Pikes Peak region of Colorado. Known as the "City Above the Clouds," this charming community offers breathtaking views of the Rocky Mountains and provides an ideal retreat for those seeking to immerse themselves in nature's splendor. Perched at an elevation of 8,465 feet, Woodland Park boasts a serene atmosphere, cool mountain breezes, and a thriving connection to outdoor recreation.

The town's close-knit community is centered around its stunning natural surroundings, with residents and visitors enjoying a wide range of outdoor activities. Hiking, biking, and fishing are popular pastimes, with nearby national forests, parks, and reservoirs providing endless opportunities for exploration. The presence of Pikes Peak, one of Colorado's most iconic peaks, adds to the area's beauty and adventure options. Whether trekking through the Pike National Forest or simply enjoying a peaceful day in town, Woodland Park delivers a perfect blend of small-town warmth and outdoor adventure.

Woodland Park maintains its welcoming atmosphere through local shops, restaurants, and community events that foster a sense of belonging. The town also serves as a gateway to the Pikes Peak Highway and numerous scenic byways, making it a perfect destination for those wanting to experience Colorado's rugged landscapes and wildlife.

Distances from larger cities:

Colorado Springs, CO - 18 miles west of Colorado Springs

Denver, CO - 50 miles south of Denver

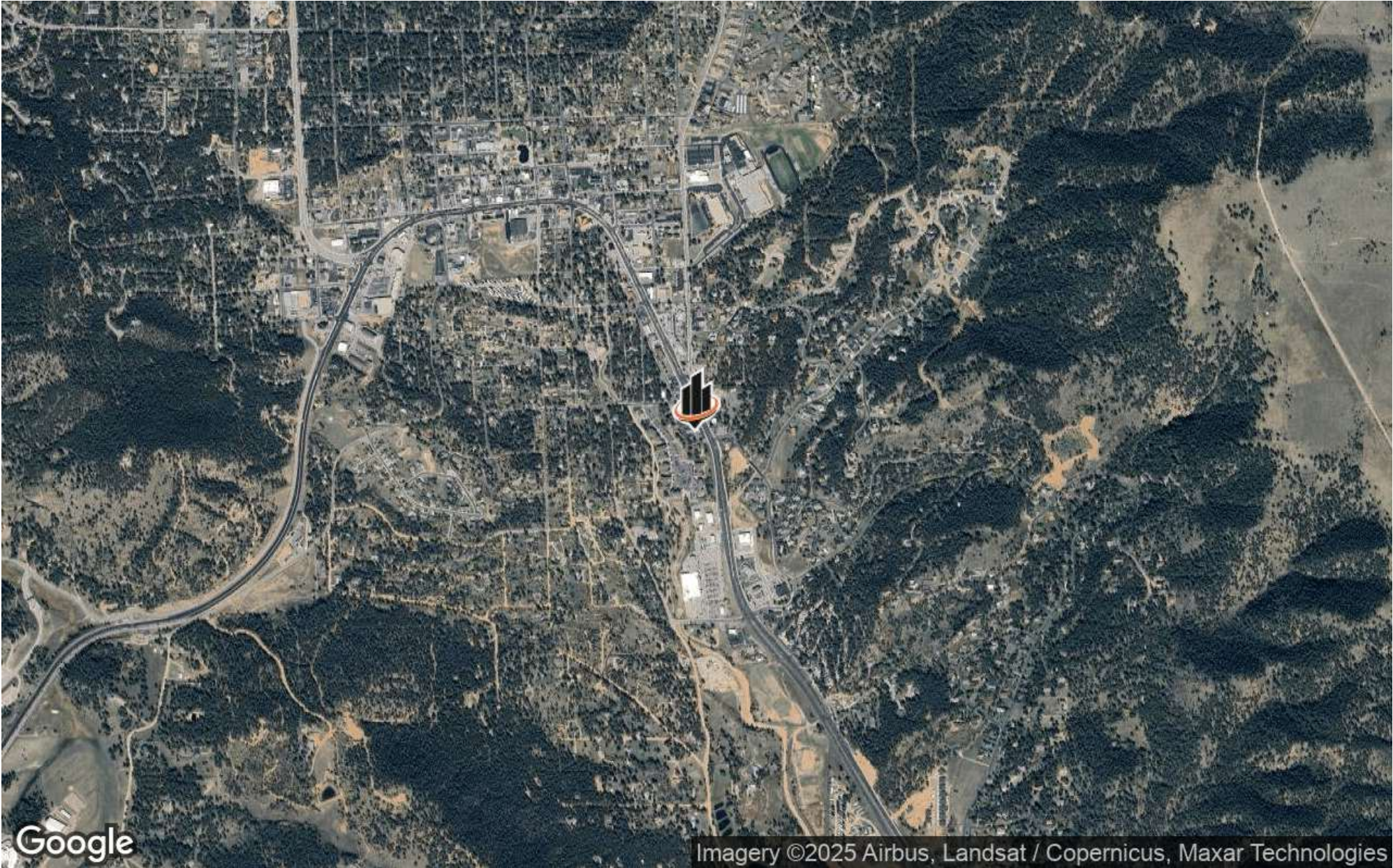
Pueblo, CO - 55 miles north of Pueblo

Local airports include Colorado Springs Airport (30 miles). Nearby international airports include Denver International Airport (85 miles) and Pueblo Memorial Airport (60 miles).

REGIONAL MAP



AERIAL MAP



RETAILER MAP



PARCEL MAP - SATELLITE



DEMOGRAPHICS MAP & REPORT

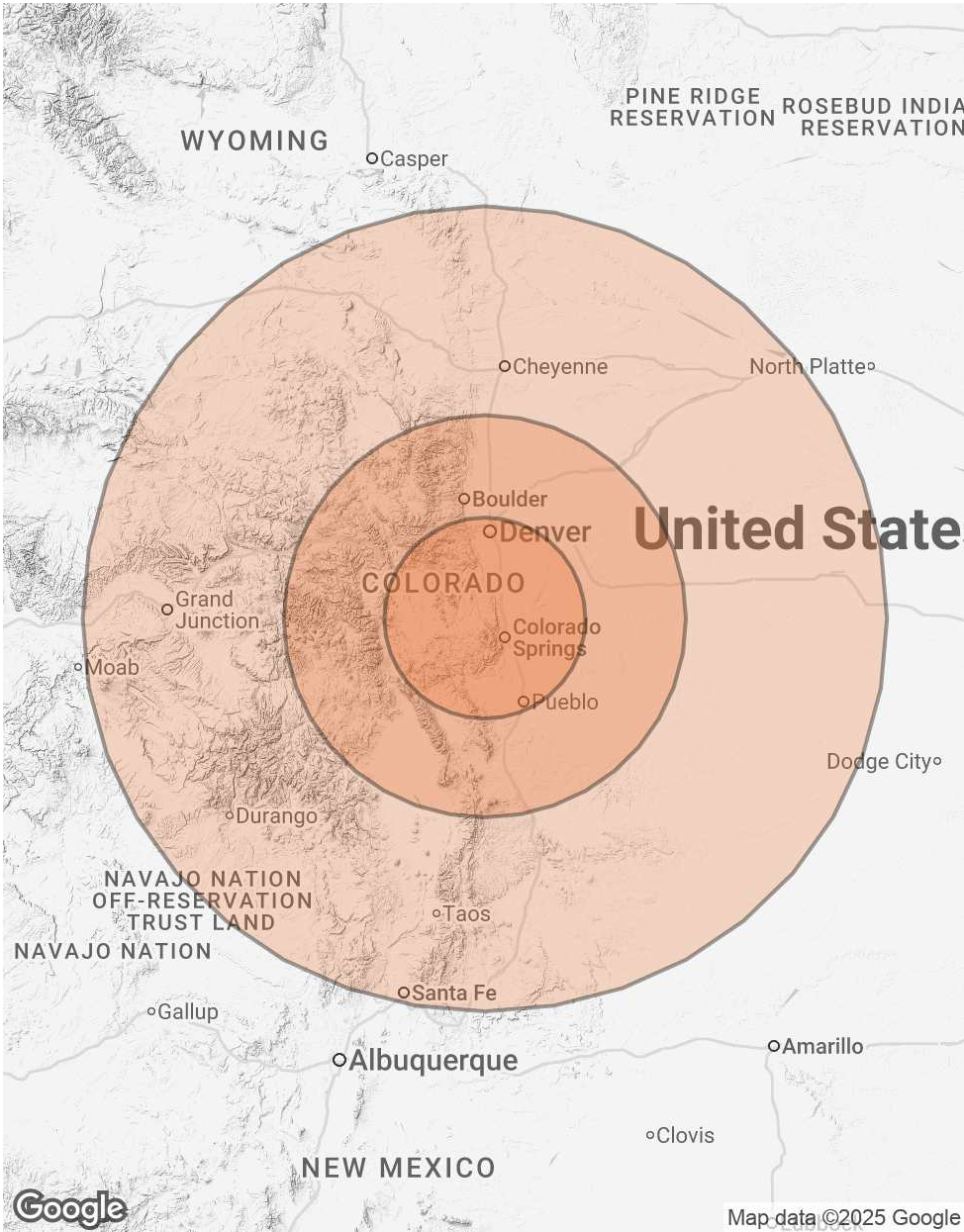
POPULATION 60 MILES 120 MILES 240 MILES

TOTAL POPULATION	3,343,129	5,342,227	6,374,343
AVERAGE AGE	39	39	40
AVERAGE AGE (MALE)	39	39	39
AVERAGE AGE (FEMALE)	40	40	41

HOUSEHOLDS & INCOME 60 MILES 120 MILES 240 MILES

TOTAL HOUSEHOLDS	1,319,637	2,080,847	2,502,298
# OF PERSONS PER HH	2.5	2.6	2.5
AVERAGE HH INCOME	\$129,507	\$128,759	\$122,804
AVERAGE HOUSE VALUE	\$633,596	\$644,048	\$602,340

Demographics data derived from AlphaMap



PRESENTED BY:

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