

1650 Upper Apex Rd.

Central City, CO 80422

NAI Shames Makovsky



FOR SALE | **\$1,200,000** | 41+ AC Foothills Development Opportunity

Zoning (Current): Resource Residential (see important links below for more details)

- Can build 13 homes by-right in the County, but may be able to get annex into Central City for significantly denser zoning
- Townhome development next door was built out at a density of 10 units/acre

Property Highlights

- Proximity and Amenities

- 20 min walk to downtown Central City with great casinos, shops, and restaurants
- 20 min walk to Central City Reservoir (CPW designated Gold Medal fishing)
- 10 min walk to Arapahoe National Forest with 1000s of square miles of untamed wilderness
- Quick access to Denver metro (45 min drive to Downtown Denver)
- Accessible via 3 major highways (I-70, US 6, and Hwy 72) for year round mountain access
- Pristine views of Continental Divide

- Developability

- Extremely rare Front Range mountain development opportunity with multiple paths for development either through Gilpin County or Central City
- Intense housing demand pressures both locally for casino workers and more broadly for Front Range workers/residents
- Slope/topo is relatively flat for mountain property, and no area is undevelopable due to topo constraints
- Electricity to the property already with water and other infrastructure being along Upper Apex Road
- Past 24-month trailing sales data on the townhomes next door
 - Average sale price of \$480k | Average unit size of 1,887 SF | Townhomes were built in 2008

Important Links

- o [Central City Codes](#)
- o [County Zoning and Building Info](#)
- o [BLM Land Swap/Sales Info](#)
- o [BLM RoW Permit Application](#)
- o [USGS Mineral Report](#)
- o [Central City Master Plans](#)

Tony Bobay

303 565 3035

tbobay@shamesmakovsky.com





About Central City

Central City, CO, is bustling with positive changes and economic progress that are reshaping its landscape. This historic mining town, known for its charming 19th-century architecture and rich heritage, is embracing modern growth while preserving its unique character. The resurgence of tourism, fueled by its vibrant casinos, cultural events, and historic tours, has significantly boosted the local economy, creating new jobs and opportunities for local entrepreneurs. Recent investments in infrastructure, including enhanced transportation and community amenities, are further driving economic development and improving quality of life. Additionally, Central City's dedication to revitalizing its downtown area and promoting sustainable practices is attracting new residents and businesses. With its picturesque mountain setting and a thriving cultural scene, Central City is emerging as a dynamic destination that beautifully blends its historical roots with contemporary growth.

Central City Highlights

- 1. Historic Architecture:** Central City boasts an impressive collection of historic buildings and structures from the 19th-century gold rush era. The town's well-preserved architecture contributes to its quaint, nostalgic atmosphere and offers a glimpse into its rich past.
- 2. Cultural Attractions:** The Central City Opera House and the Central City History Park are notable cultural landmarks. The opera house, one of Colorado's oldest, provides a venue for high-quality performances, while the history park offers educational exhibits about the town's mining heritage.
- 3. Casinos and Entertainment:** Like Black Hawk, Central City has a vibrant casino scene with several gaming establishments that offer a range of entertainment options. The casinos contribute significantly to the local economy and provide visitors with diverse recreational activities.
- 4. Natural Beauty:** Surrounded by stunning mountain landscapes, Central City is a gateway to outdoor adventures. The town is close to numerous hiking trails and nature areas, allowing residents and visitors to enjoy the serene beauty of the Rockies.
- 5. Community Revitalization:** Central City is actively investing in revitalizing its downtown area and improving public infrastructure. These efforts are aimed at enhancing the town's appeal as a destination while preserving its historical integrity and fostering a welcoming environment for both visitors and new businesses.



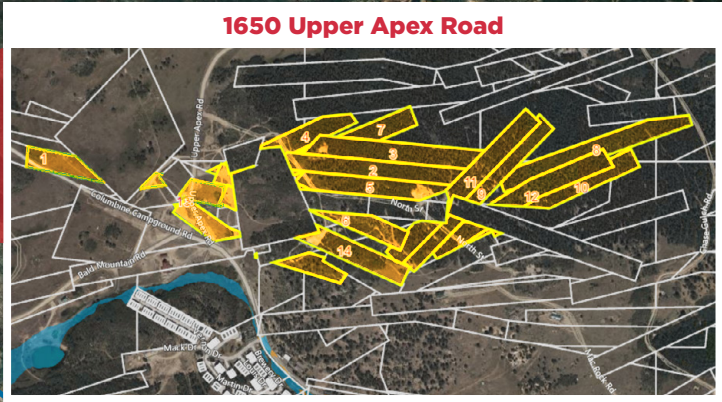
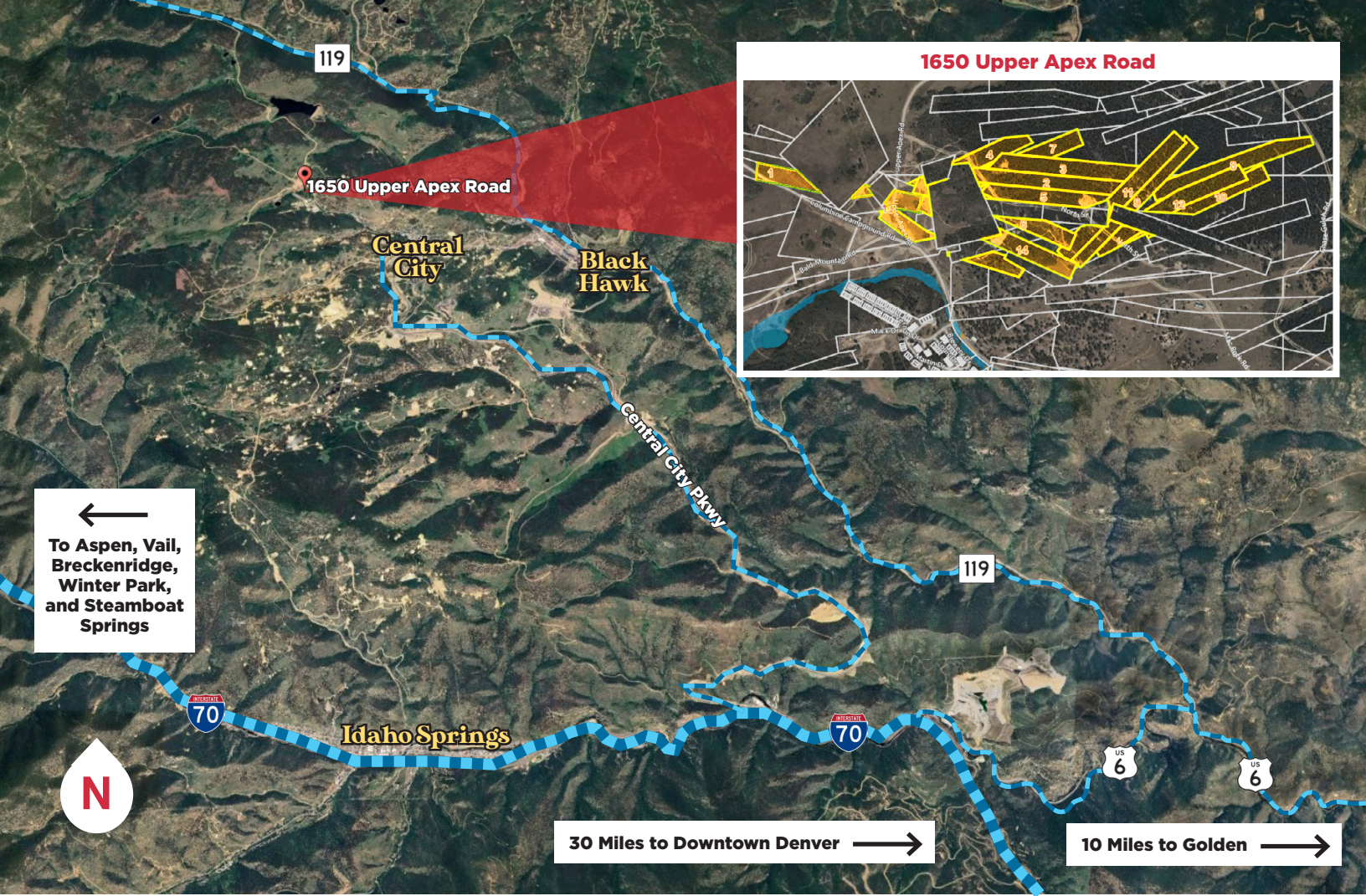


About Black Hawk

Black Hawk, CO, is experiencing a remarkable transformation that highlights its vibrant growth and economic prosperity. Nestled in the scenic foothills of the Rockies, this historic town has embraced its rich heritage while evolving into a thriving hub of activity. The recent surge in tourism, driven by its world-class casinos and entertainment venues, has invigorated the local economy, creating numerous good-paying job opportunities and supporting small businesses. The town's commitment to preserving its historic charm, coupled with modern infrastructure improvements, has attracted new investments and spurred numerous residential and commercial developments. Additionally, Black Hawk's picturesque surroundings and recreational offerings include world-class mountain biking and hiking trails, scenic drives, and historical exploration which greatly enhances its appeal as a desirable destination for both visitors and residents alike.

Black Hawk Highlights

- 1. World-Class Casinos:** Black Hawk is renowned for its vibrant casino scene, offering a range of gaming options from slot machines to table games, alongside upscale dining and entertainment. The presence of several large casinos, like the Ameristar Casino and the Isle Casino, has made Black Hawk a major destination for both tourists and locals.
- 2. Historic Charm:** Despite its modern developments, Black Hawk retains its historic charm with beautifully preserved 19th-century architecture. The town's rich history as a former gold mining hub is evident in its buildings and historical landmarks, providing a unique blend of old-world allure and contemporary amenities.
- 3. Scenic Location:** Situated in the picturesque Rockies, Black Hawk offers breathtaking views and access to outdoor activities. Visitors and residents enjoy proximity to hiking trails, nature parks, and scenic drives that showcase the area's natural beauty.
- 4. Economic Growth:** Black Hawk has seen significant economic development, driven by its booming tourism industry. Investments in infrastructure and local businesses have fostered a vibrant economy, creating job opportunities and enhancing community services.
- 5. Cultural Events:** The town hosts various events and festivals throughout the year, celebrating everything from local heritage to seasonal festivities. These events attract visitors and foster a sense of community among residents.



Area Highlights

