

CARLSON ELEMENTARY

VACANT ELEMENTARY SCHOOL IDAHO SPRINGS, COLORADO

USER/REDEVELOPMENT/NEW DEVELOPMENT OPPORTUNITY

CONFIDENTIAL
OFFERING MEMORANDUM



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JLL Capital Markets is a full-service global provider of capital solutions for real estate investors and owners. The firm's in-depth local market and global investor knowledge delivers the best-in-class solutions for clients — whether a sale, financing, repositioning, advisory or recapitalization execution. The firm has approximately 3,000 Capital Markets specialists worldwide with offices in nearly 50 countries.



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EXECUTIVE SUMMARY

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JLL Capital Markets, as the exclusive advisor to the Clear Creek County School Board, is presenting the investment, new development, or redevelopment opportunity at the old, and now vacant, Carlson Elementary School in Idaho Springs, Colorado. The ~55,250 SF building sits on 1.48-acres at 1300 Colorado Blvd, Idaho Springs, CO 80452. The structure was built in the early 1900s and has gone through multiple renovation and expansion efforts. The site is within the C-2 zoning district, allowing for hotel, multifamily, and commercial uses. Idaho Springs is located just 45 minutes from Denver, 30 minutes from Golden, and less than an hour to Loveland, Winter Park, Vail, and Breckenridge. The town is known for its historic buildings and association with the gold rush in the 1850s. The historic town needs both lodging and housing for their residents and visitors.



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OFFERING SUMMARY

PARCEL NUMBER 1835-363-34-900

ADDRESS 1300 Colorado Blvd,
Idaho Springs, CO 80452

SUBMARKET Idaho Springs

COUNTY Clear Creek County

IMPROVEMENT DETAILS Vacant School

YEAR BUILT 1937, Last Renovation in 1993

CURRENT ZONING C-2

LAND AREA 64,467 SF | 1.48 Acres

OPPORTUNITY ZONE Yes, Tract 014800

PARKING SPACES Zero Parking Stalls On-Site

MIL LEVY 74.355

- +/- 55,250 SF vacant school.
- +/- 1.48-acre land site.
- The site is within the Idaho Springs C-2 zoning district, allowing for hotel, multifamily, or commercial development/adaptive re-use opportunities.
- No historic designation. Demolition and new development is allowed.

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PROPERTY OVERVIEW

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REGIONAL LOCATION MAP





INVESTMENT HIGHLIGHTS

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- The site sits at the main hard corner on Miner Street and 13th Ave within the Idaho Springs downtown.
- The C-2 zoning code allows for new development or redevelopment of the site/school. Allowable uses include hotel, multifamily, commercial, and other uses.
- The town of Idaho Springs is in need of variety of new housing supply including affordable housing, workforce housing, luxury housing, and hotel/lodging.
- The site is in close proximity to some of Colorado's largest ski and resort communities. The location offers an investor the ability to provide both tourists or workers housing in a key mountain location.
- Carlson Elementary is a prime candidate for historic preservation and historic tax credit development opportunities.
- Downtown Idaho Springs is within an Opportunity Zone, making it a rare long term investment opportunity.



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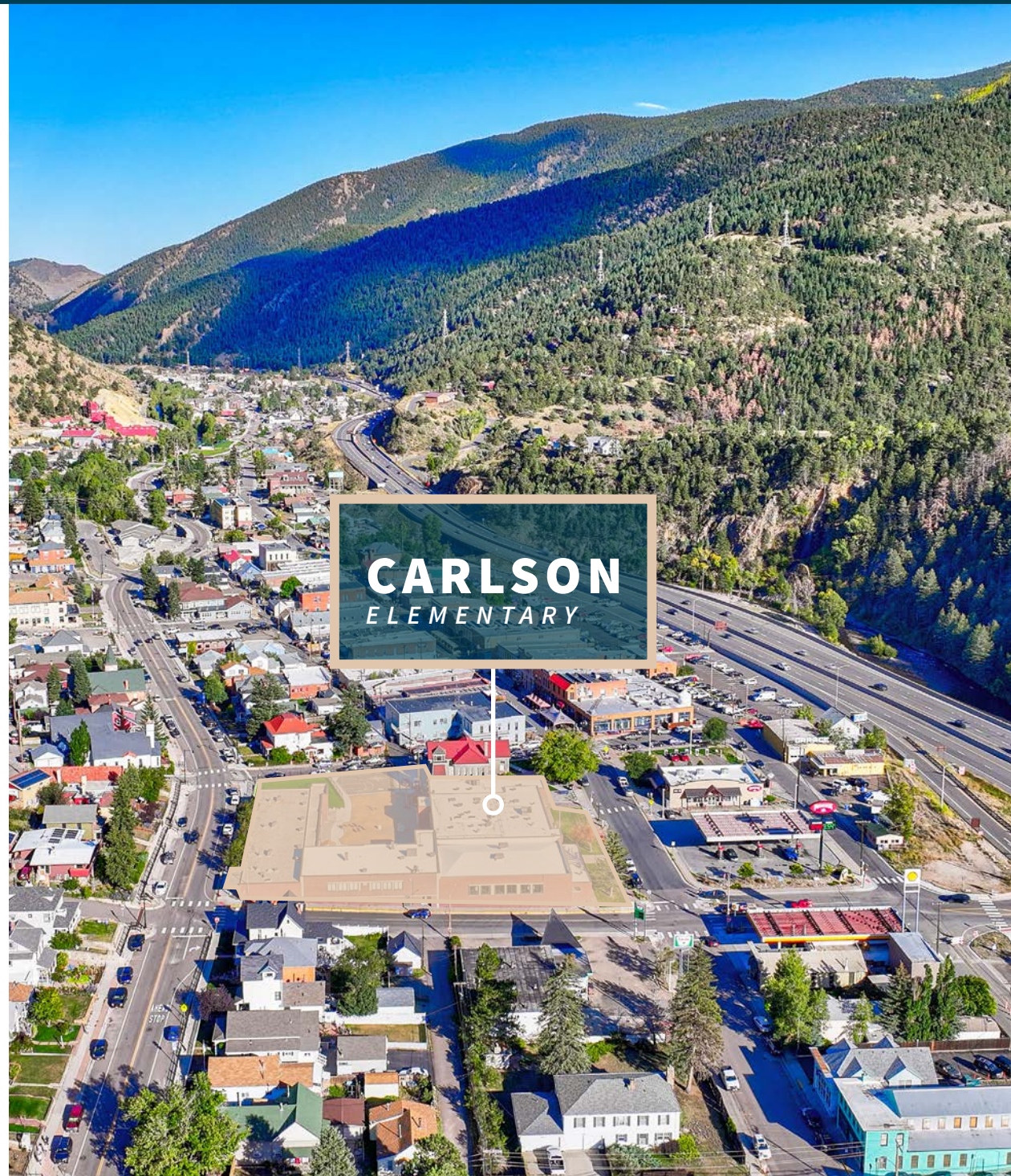


HIGHLIGHTED PERMITTED USES

- Multiple family dwelling
- Mixed residential and commercial occupancy uses
- Restaurants
- Drive-through restaurants
- Hotel, motel, unstaffed motel
- Bed and breakfast
- Health club
- Grocery store(s)
- Retail stores(s)
- Automotive servicing
- Manufacturing and production
- Light manufacturing
- Mini storage
- Church
- Hospital
- Education

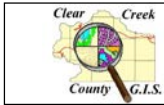
DEVELOPMENT REGULATIONS

- Open Space: 15% minimum
- Setbacks
 - Front: 10'
 - Rear: 10'
 - Side: 5'
- Maximum Height: 35'



Water Provider: City of Colorado Springs

Sewer Provider: City of Idaho Springs



Clear Creek County Utility Map



Legend

- Georgetown Wards
- Clear Creek County Line
- Address
- Hydrants
- Manholes
- Sewer Devices
- Valves
- Water Devices
- Sewer Lines
- Water Lines
- Cisterns
- Dry Hydrants
- Roads (1 inch = 200 feet)
- HIGHWAY
- MAJOR ARTERIAL
- COLLECTOR
- LOCAL
- SERVICE
- 4WD
- Streams
- Lakes
- Towns (zoomed in)
- Zoning
- COMMERCIAL (C)
- COMMERCIAL ONE (C-1)
- COMMERCIAL TWO (C-2)
- COMMERCIAL INTERCHANGE DE
- CONSERVATION (CONS)

1:2,776

Notes



MARKET OVERVIEW

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Idaho Springs, one of Colorado's oldest mountain towns and home to Carlson Elementary, serves as both a gateway for Rocky Mountain tourists and a residential hub for workers in the tourism, mountain, and skiing industries. This historic community, known for its long-term residents and rich heritage, is strategically located near popular attractions, balancing its role as a tourist destination with a strong sense of local identity. Carlson Elementary operates within this unique environment, where the town's legacy and its position as an entry point to Colorado's mountain adventures converge.

DEMOGRAPHIC INFORMATION WITHIN A 3-MILE RADIUS:

\$115K

AVERAGE HOUSEHOLD
INCOME

38.4%

HOUSING UNITS ARE
OCCUPIED BY RENTERS

50.9%

RESIDENTS HAVE WHITE
COLLAR OCCUPATIONS

54.3%

RESIDENTS HAVE A
BACHELOR'S DEGREE
OR HIGHER

\$141K+

PROJECTED AVERAGE
HOUSEHOLD INCOME
BY 2029

2,223

TOTAL
POPULATION

46.5

MEDIAN
AGE



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