



## FOR SALE - RESIDENTIAL SITE

30 AC Of Forestry & Open Land In Grand County

County Road 627 | Granby, CO 80446

# LAKE GRANBY

**PRICE REDUCED!!**

LESS THAN 5 MINTUES FROM LAKE GRANBY!

### CONTACT:

#### GREG KNOTT

EXECUTIVE VICE PRESIDENT

303.521.3648

gknott@uniqueprop.com

#### EARL DUFFY

SENIOR BROKER ASSOCIATE

303.968.4929

eduffy@uniqueprop.com

UNIQUE PROPERTIES

400 S. BROADWAY

DENVER, CO 80209

(p) 303.321.5888

(f) 303.321.5889

WWW.UNIQUEPROP.COM

All materials and information received or derived from Unique Properties its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Unique Properties its directors, officers, agents, advisors, nor affiliates make any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Unique Properties will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations, including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Unique Properties makes no warranties nor representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Unique Properties does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Unique Properties in compliance with all applicable fair housing and equal opportunity laws.



## PROPERTY DETAILS

PROPERTY ADDRESS:	TBD County Road 627 Granby, CO 80446
SALE PRICE:	<del>\$500,000</del> <b>\$300,000</b>
APN:	132915400005
LOT SIZE:	30 Acres
ZONING:	Forestry and Open
CITY/COUNTY:	Granby/Grand
TAXES 2024:	\$7,498.72
UTILITIES:	Septic/Well & Mountain Parks Electric
ACCESS:	On County Road 627 off of Highway 34 in Granby, CO



### Zoning Intent - Forestry and Open Zone District

The purpose of the Forestry and Open Zone District is to protect lands suitable for agricultural and related uses including uses related to forestry, mining and recreation after additional permitting. Higher impact uses are allowed when permitted and mitigated properly. Low density single-family residential uses are permitted in this zone district.

## PROPERTY HIGHLIGHTS

### Property Description

Discover the perfect opportunity to build your dream home on this expansive 30-acre parcel near Grand Lake, nestled off Highway 34 on County Road 627. Situated within the Forestry and Open Zone District, this property offers a peaceful and spacious environment, ideal for low-density single-family residential development. Just a few miles from the main Colorado Highway 40, this prime location provides easy access to I-70, Winter Park, Grand Lake, Granby, Fraser, Kremmling, Silverthorne, Steamboat, and Craig, making it a major thoroughfare for tourism and commerce. Embrace the natural beauty and endless possibilities this land offers.

### Components Required for Residential Construction

- Access Easement from one of the neighboring properties (N, SE or SW Neighbors)
- Grading Plan
- Installation of Septic/Well System
- Installation of Electric Services and/or Underground LP Gas Tank



