

FOR SALE

14.42 AC ESTES PARK, CO
OPPORTUNITY ZONE SHOVEL-READY



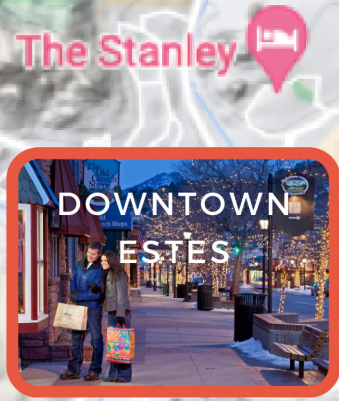
- ✔ Shovel-ready for opportunity-zone investment with horizontal infrastructure under construction and/or adjacent to site.
- ✔ Located in Estes Park, CO next to Mary's Lake and a 5-minute drive to Rocky Mountain National Park (RMNP).
- ✔ Build 1 to 5 units on gentle, south-facing slope; All gains at future sale date(s) are tax-free



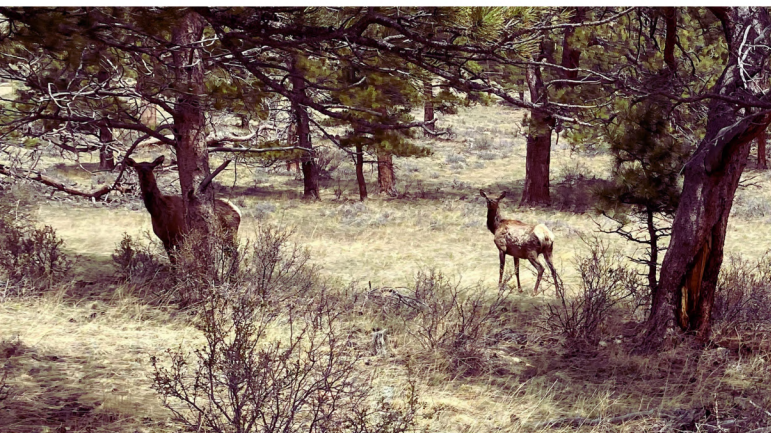
SAWHORSE
DEVELOPMENT

\$1,695,000

FOR MORE INFORMATION, PLEASE CONTACT: Jack Fisher - (303) 946 - 6520 - jfisher@sawhorsesdev.com



LOCATION. Excellent location directly across the street from beautiful Mary's Lake with views to Lily Mountain (elev. 9,786') and beyond. Located in unincorporated Larimer County but a 5-minute drive to RMNP entrance or 6-minutes from main street Estes Park. Ride your bike to the stanley hotel's world-famous whiskey bar or estes park GC !



- Large-lot, residential acreage just outside of Rocky Mountain National Park. Build your personal residence or business-oriented rental propert(ies), An incredible opportunity unlike any other in Colorado.
- Utilities present and/or at property line.
- Excellent location directly across the street from beautiful Mary's Lake, on gentle South-facing slope, with beautiful granite outcroppings, old-growth pine trees, native vegetation and incredible wildlife.



JACK FISHER
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