

SALE

Prime Land for Development in Town of Winter Park

Close Proximity to Fraser River and the planned Gondola

171 SKI IDLEWILD ROAD

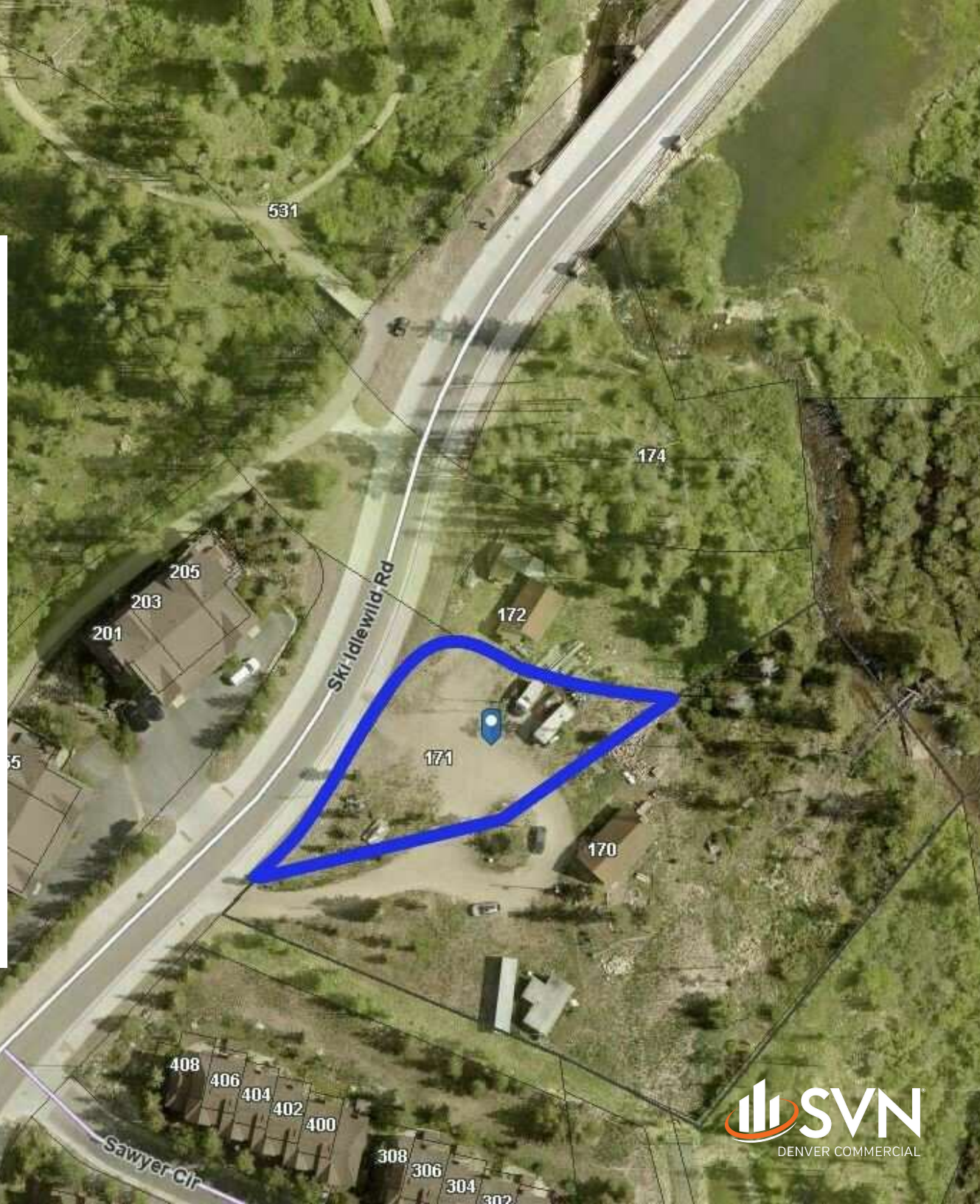
Winter Park, CO 80446

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,200,000
POTENTIAL NUMBER OF MULTIFAMILY UNITS:	8
LOT SIZE:	11,326 SF
ZONING:	DC

PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the thriving Winter Park area. This impressive property, zoned DC, offers exceptional potential for a multifamily/high-rise development. Its strategic location provides easy access to local amenities and attractions, further enhancing its appeal for discerning investors. With a focus on maximizing space and functionality, this property presents an ideal canvas for a dynamic, modern living space. Embrace the opportunity to create a standout residential development in this sought-after location, perfectly positioned to capitalize on the growing demand for multifamily/high-rise properties in Winter Park.

PROPERTY HIGHLIGHTS

- Zoned DC Zoning
- Prime location in Winter Park area

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LOCATION MAP

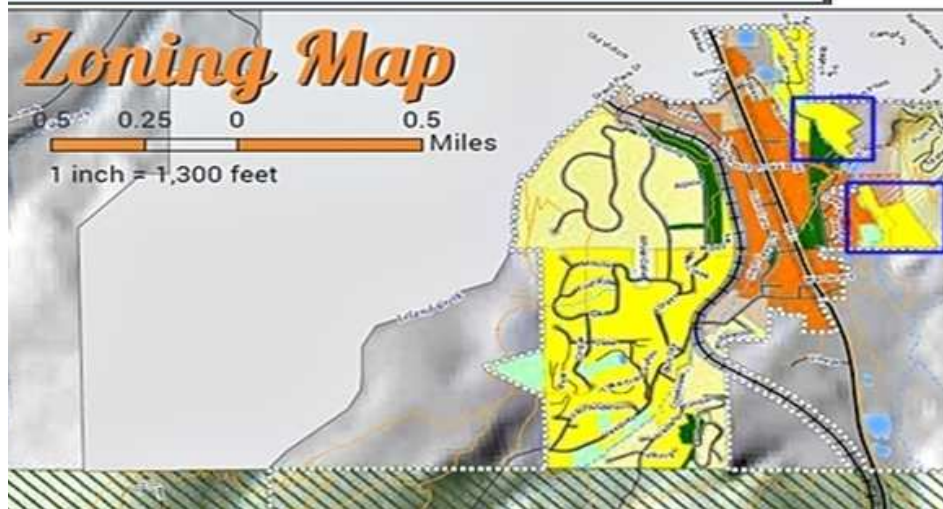


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LOCATION DESCRIPTION

Colorado

River Walk Property Outlined



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HIGH-GROWTH INVESTMENT SITE FOR DEVELOPMENT

Discover the thriving Winter Park market, home to a diverse range of local businesses, restaurants, and attractions. Nestled in the picturesque Colorado mountains, the area offers a perfect blend of natural beauty and urban amenities, making it an ideal location for a multi family investment possibly an 8 plex. Site has DC zoning that would allow up to five stories.. With close proximity to world-class skiing at Winter Park Resort, outdoor recreational opportunities abound. The vibrant downtown area is filled with charming shops and eateries, creating a welcoming and dynamic atmosphere. This sought-after location provides an exceptional opportunity for investors seeking a prime commercial real estate position in a flourishing, year-round destination.

LOCATION HIGHLIGHTS

- **Development-Ready Zoning:** Zoned C-MU1 (Commercial/Mixed-Use 1)—permits a mix of lodging, multifamily residential, retail, and office—offering flexibility for condos, boutique hotel, or retail/residential combo.
- **Prime Transit-Oriented Location:** Near Highway 40 and Ski Idlewild Road, with planned gondola access to Winter Park Resort—positioned at the center of future pedestrian-mobile transit investments.
- **Exceptional Four-Season Appeal:** Steps from Fraser River Trail with year-round activities—biking, hiking, Nordic skiing—and less than a mile to downtown's vibrant shops and restaurants.
- **Strong Market Growth:** Winter Park is experiencing rising tourism and full-time residency; paired with limited land, this means excellent upside and accelerating land values.
- **Easy Infrastructure & Access:** Town utilities nearby, highway frontage, and proximity to Fraser River combine convenience and natural appeal—ideal for swift entitlement and construction readiness.

WINTER PARK UNLOCKED: A VISION FOR THE FUTURE OF THE RESORT

This aerial map illustrates the proposed terrain expansion and development plan for the Winter Park area. The map shows the mountain's ski runs, the proposed terrain expansion (highlighted in green), the base area development plan (highlighted in blue), and the ski back trail (highlighted in red). The map also shows the proposed terrain expansion in the industrial area, the base area development plan, and the ski back trail. The map includes labels for 'CONNECT WINTER PARK' and 'SKI BACK TRAIL'.

- Vasquez Ridge Expansion with new intermediate and advanced terrain, plus a mountaintop restaurant.
- Town-to-Mountain Gondola connecting downtown Winter Park to the base area and mountain summit.
- New Learning Area featuring updated lifts, beginner terrain, and a dedicated ski school lodge.
- Snowmaking Upgrades to support earlier season openings and better coverage.
- Revitalized Base Village with new lodging, restaurants, shops, green spaces, and a 1,500-space parking garage.

Mapa de la zona de estudio en la zona de la Reserva de la Biosfera de la Sierra de Guadarrama. El mapa muestra las cuencas hidrográficas de los ríos Tago, Guadarrama y Manzanares, así como las áreas de influencia de las plantas de tratamiento de aguas residuales de Madrid y Segovia. Se incluyen también las áreas de influencia de las plantas de tratamiento de aguas residuales de Madrid y Segovia. El mapa está dividido en varias zonas de estudio, cada una con un color específico: amarillo para la zona de la Sierra de Guadarrama, verde para la zona de la Sierra de Guadarrama, azul para la zona de la Sierra de Guadarrama, rojo para la zona de la Sierra de Guadarrama, y negro para la zona de la Sierra de Guadarrama. El mapa también muestra las carreteras, las líneas de ferrocarril y las zonas urbanas.

CREATE A YEAR-ROUND
COMMUNITY

CREATE UNIQUE
PUBLIC SPACES

ESTABLISH A SUSTAINABLE
APPROACH TO DENSITY

REVITALIZE, ENHANCE, AND
RENEW THE RESORT AREAS

ENHANCE A SENSE OF
INCLUSIVENESS

BE AUTHENTIC

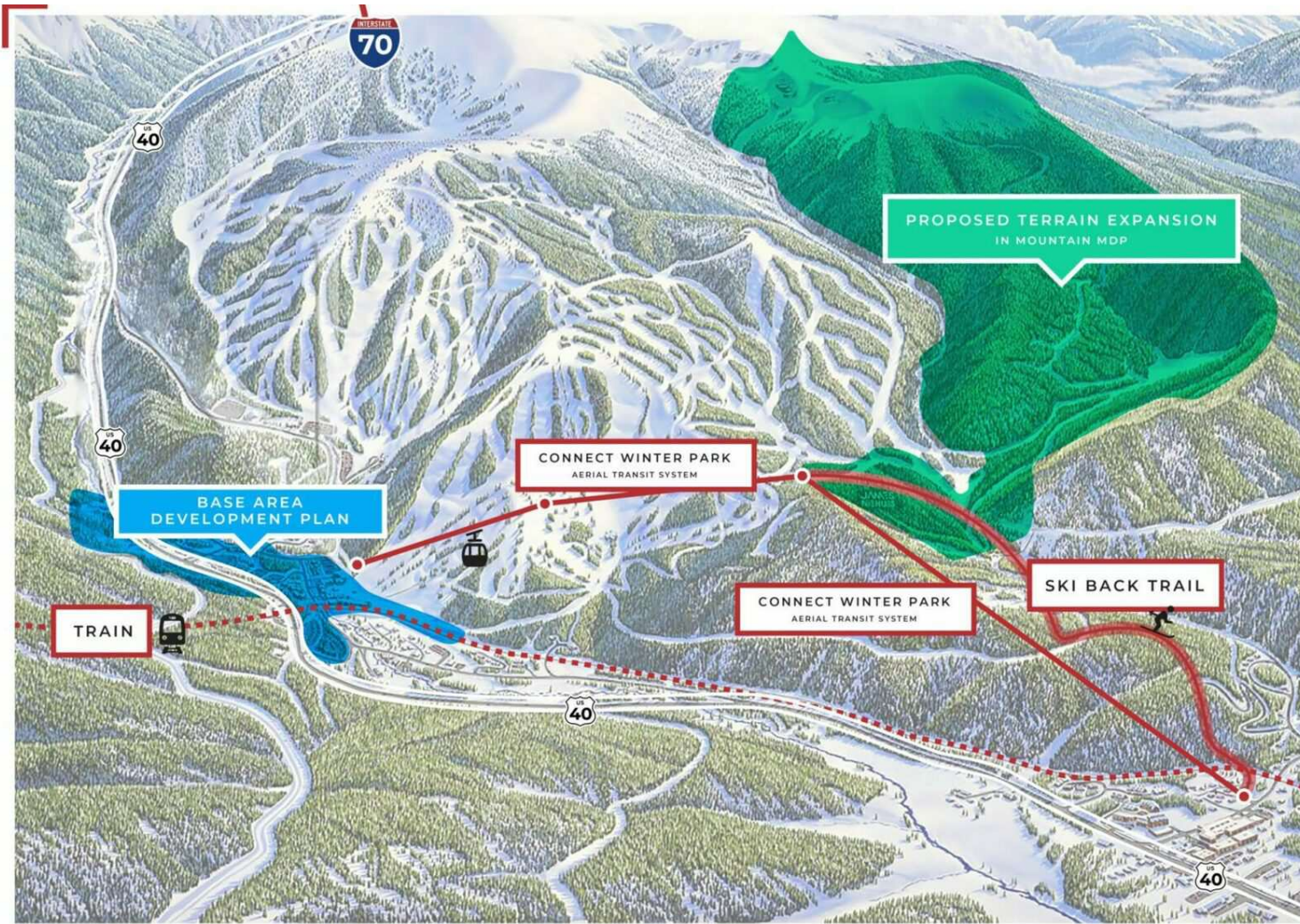


● EXISTING BUILDINGS
 ○ PROPOSED BUILDINGS
 ○ OPEN/GREEN SPACE
 ○ CIRCULATION SPACE
 -- SITE BOUNDARY

NOTE: THE ILLUSTRATIVE MASTERPLAN DEPICTS A REPRESENTATIVE SITE APPROACH TO SHOW WHERE DEVELOPMENT COULD OCCUR BASED ON THE ZONING AND DESIGN STANDARDS SET FORTH BY CURRENT AND PROPOSED REGULATIONS. THE POP PROVIDES FLEXIBILITY REGARDING THE PLACEMENT AND DESIGN OF INDIVIDUAL BUILDINGS. FOR THIS REASON, THE ILLUSTRATIVE MASTERPLAN IS SUBJECT TO CHANGE.

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WINTER PARK RESORT | BASE AREA DEVELOPMENT PLAN



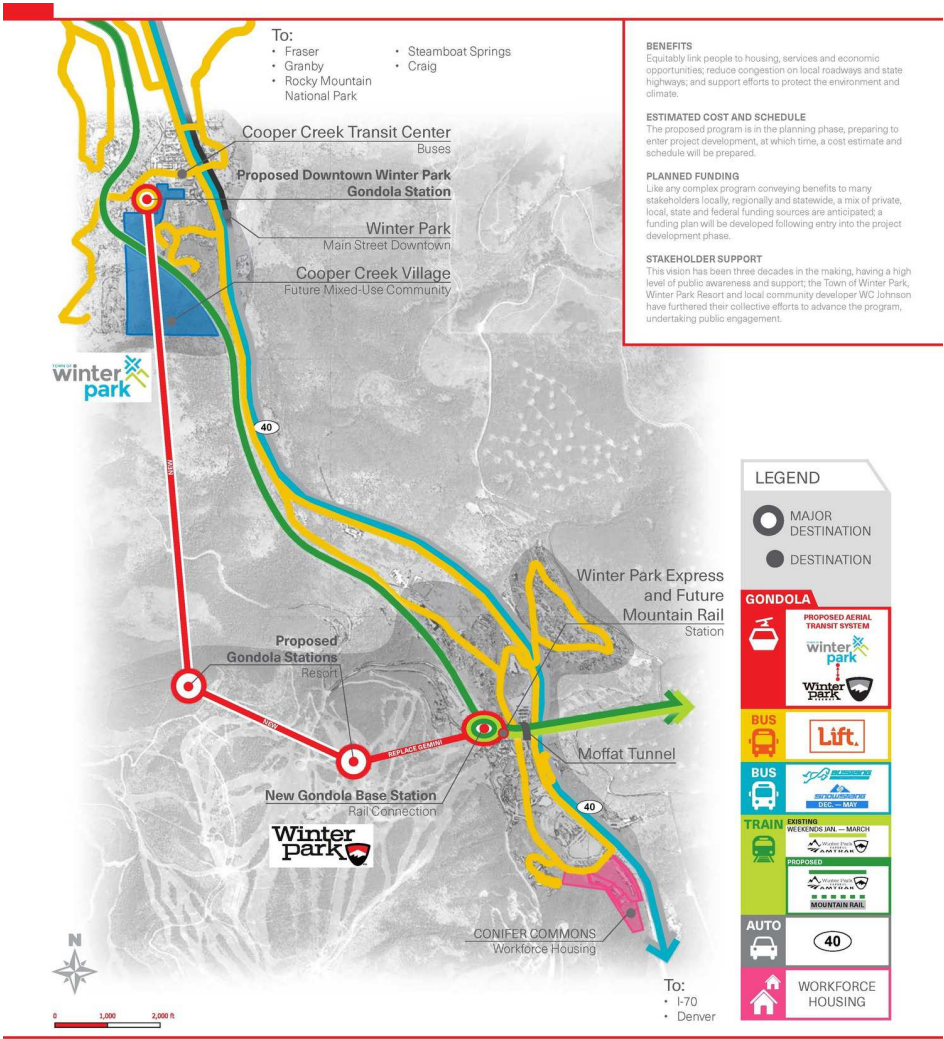
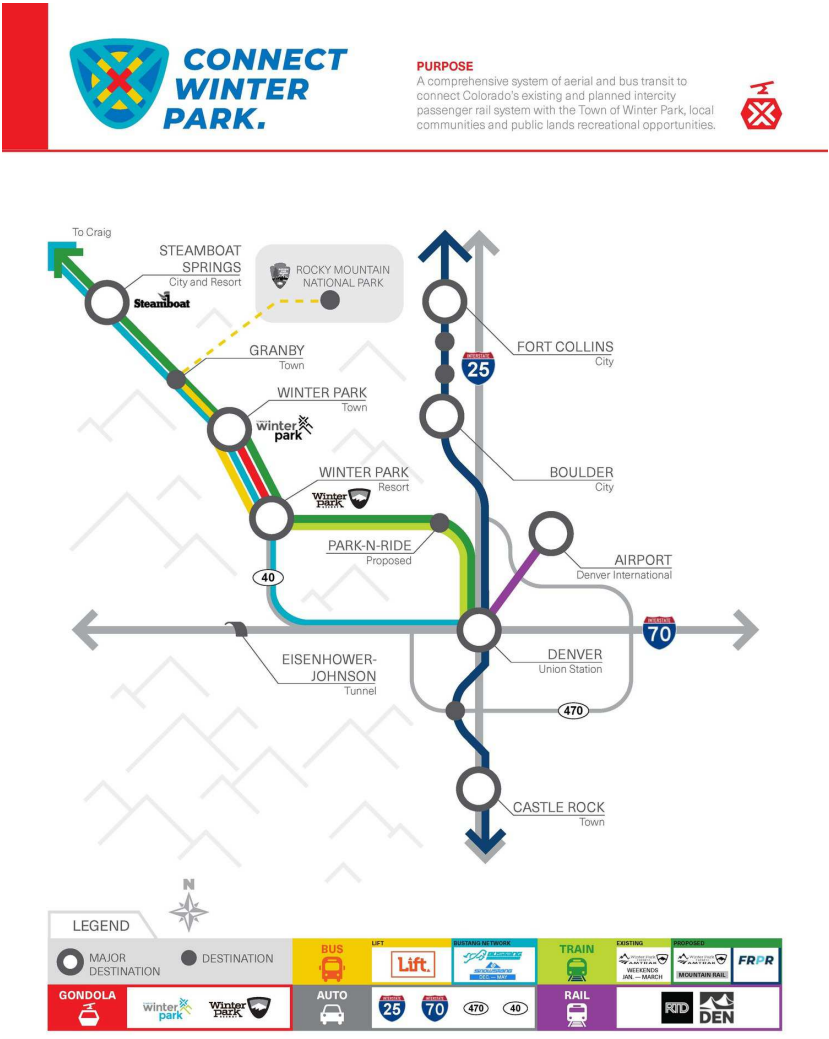
<https://blog.winterparkresort.com/winter-park-unlocked>

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STRENGTHENING THE CONNECTIVITY BETWEEN COLORADO FRONT RANGE AND THE ROCKIES



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VIEW OF LOT & MOUNTAINS FROM SKI IDLEWILD RD



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TOWN OF WINTER PARK - YEAR ROUND ENJOYMENT



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