



JENNIFER STEIN
REAL ESTATE, INC.

535 EAST

MAIN STREET

CORTEZ, CO 81321



Exclusive Offering Near Mesa Verde National Park, the Four Corners

Best Western Turquoise Inn & Suites





Offered at **\$9,000,000**

Stunning scenery, a convenient location and affordable rates make these accommodations perfect for both leisure and business travelers. Scenic views, archeological discoveries and interesting cliffs dwell at Mesa Verde National Park - which is just 10 miles away. While the park is one of the area's most well-known attractions, there's so much more to do while staying with us at the Best Western Turquoise Inn & Suites - Clay Mesa, Trail of the Ancients, San Juan National Forest, McPhee Reservoir and Lowry Pueblo Ruins are all within 35 miles.

Best Western Turquoise Inn & Suites

BW | **Best Western.** Hotels & Resorts *Brand Profile*

INDUSTRY	▪ Hotels
FOUNDED	▪ 1946
HEADQUARTERS	▪ Phoenix, AZ
# OF LOCATIONS	▪ 4,700
REVENUE	▪ \$247,000,000
EMPLOYEES	▪ 1,254
WEBSITE	▪ www.bestwestern.com





Best Western Turquoise Inn & Suites

HOTEL FEATURES

- Complimentary full breakfast, choice of breads, cereal, fruit, hot eggs, potatoes, hot breakfast meat, other hot items, yogurt, juice, and coffee.
- 100% smoke-free hotel
- Indoor pool Heated unique indoor heated jet pool
- Two guest laundries
- Outdoor pool Heated seasonal
- Free parking
- Safe deposit box
- 24-hour front desk
- Fax services
- Shipping
- Business Center

Best Western Turquoise Inn & Suites

Room Features

- Interior/Exterior corridors
- Free wireless internet access available in public areas and all guest rooms
- Fax machine
- Ice/vending machines
- Airport car, courtesy airport transportation, 6 a.m. to 10 p.m.
- Kids stay free
- High-speed Internet access in public areas
- Beautifully landscaped
- Two outdoor waterfalls
- Interior courtyard
- Spacious lobby



Best Western Inn

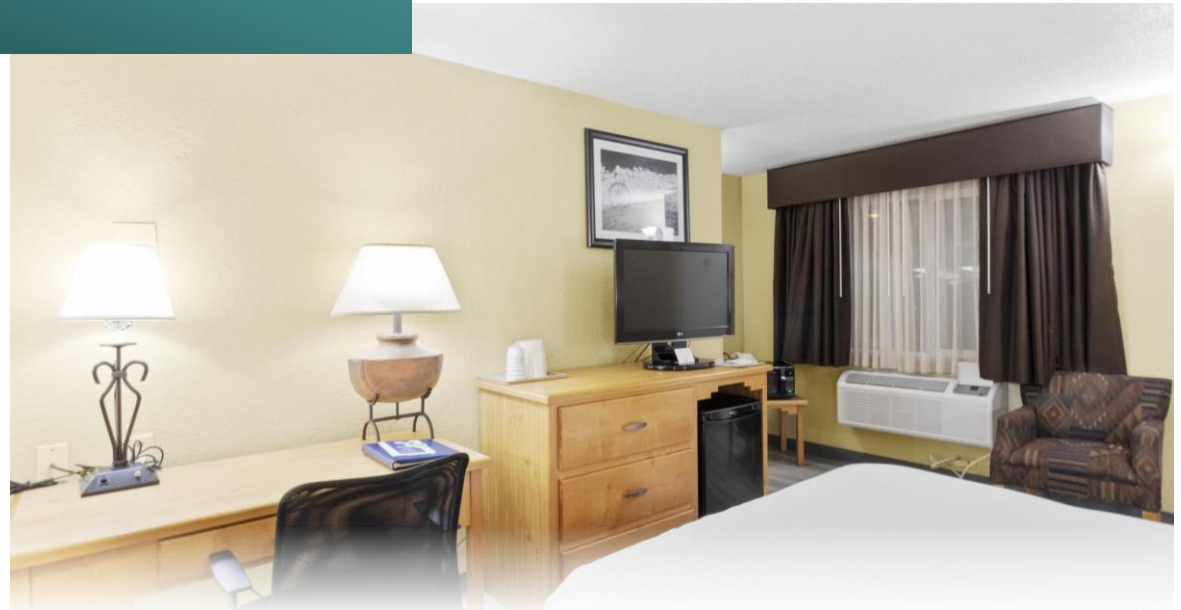
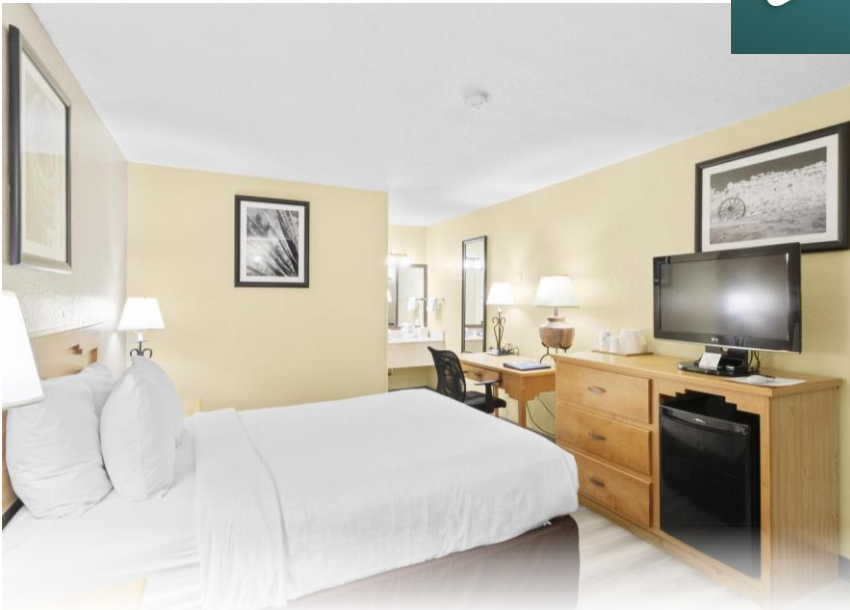


▶ Lobby & Breakfast Area
Virtual Tour



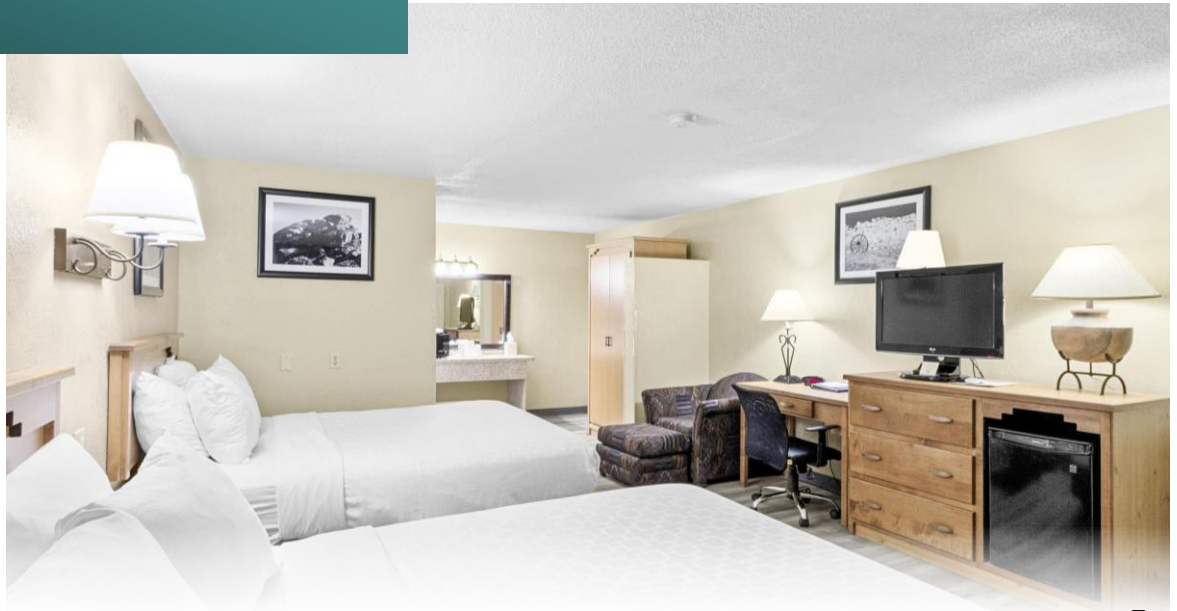
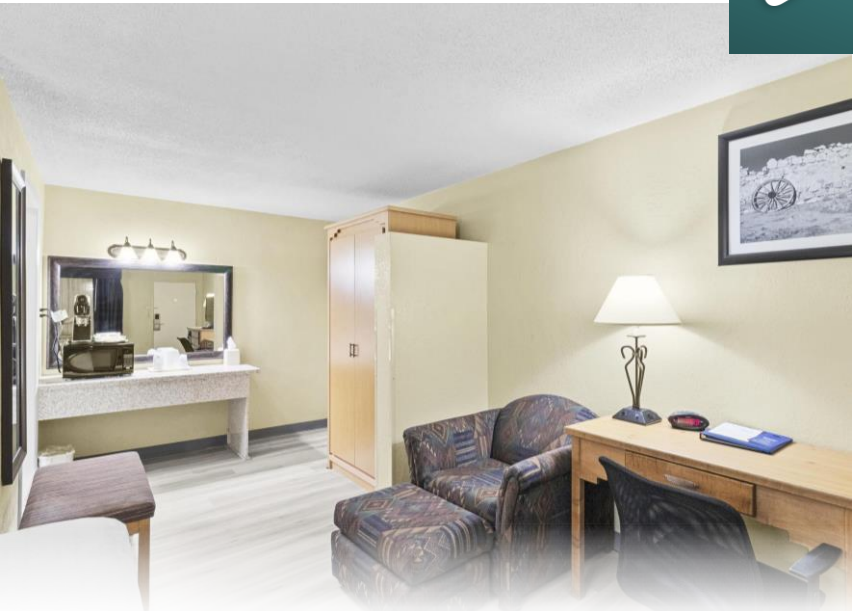


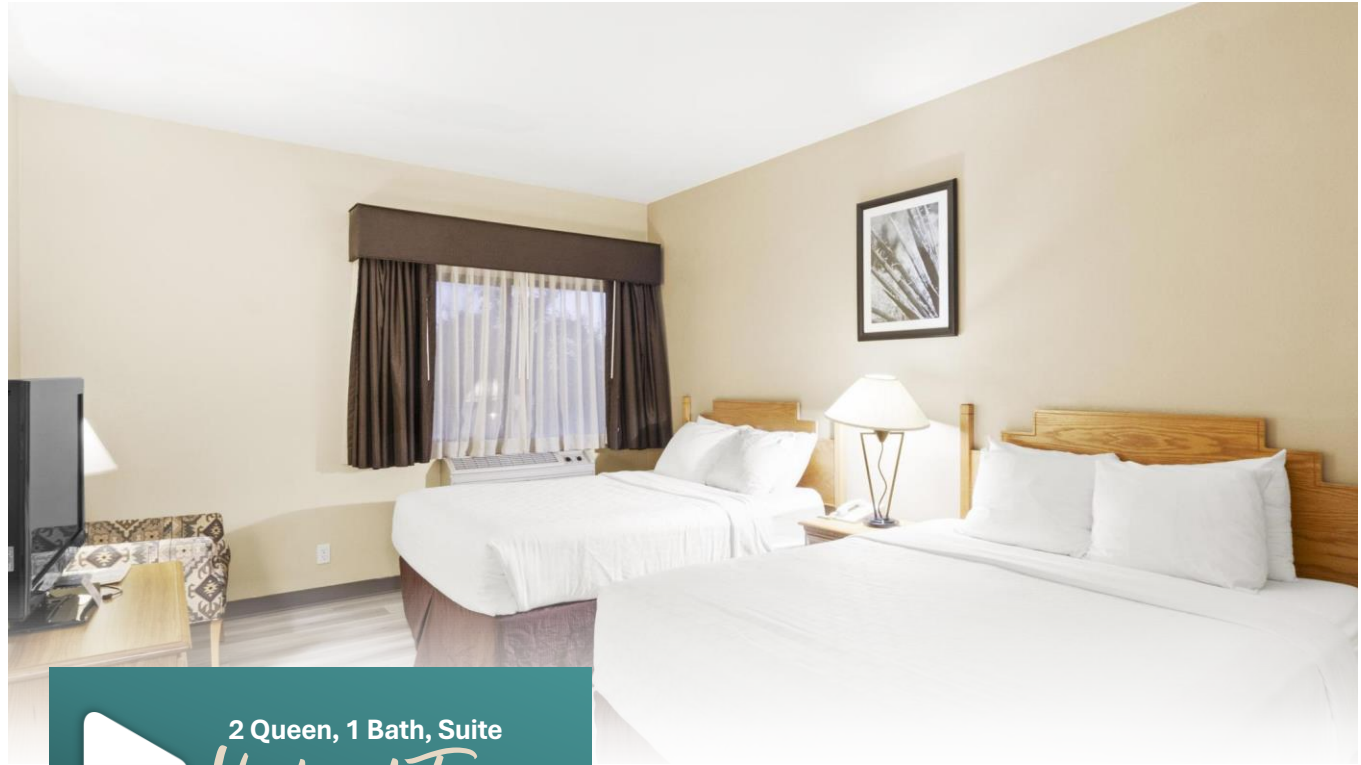
▶ 1 King, 1 Bath
Virtual Tour





2 Queen, 1 Bath
Virtual Tour





2 Queen, 1 Bath, Suite
Virtual Tour





CORTEZ, CO



8,832

Population

\$55,962

Median HH Income

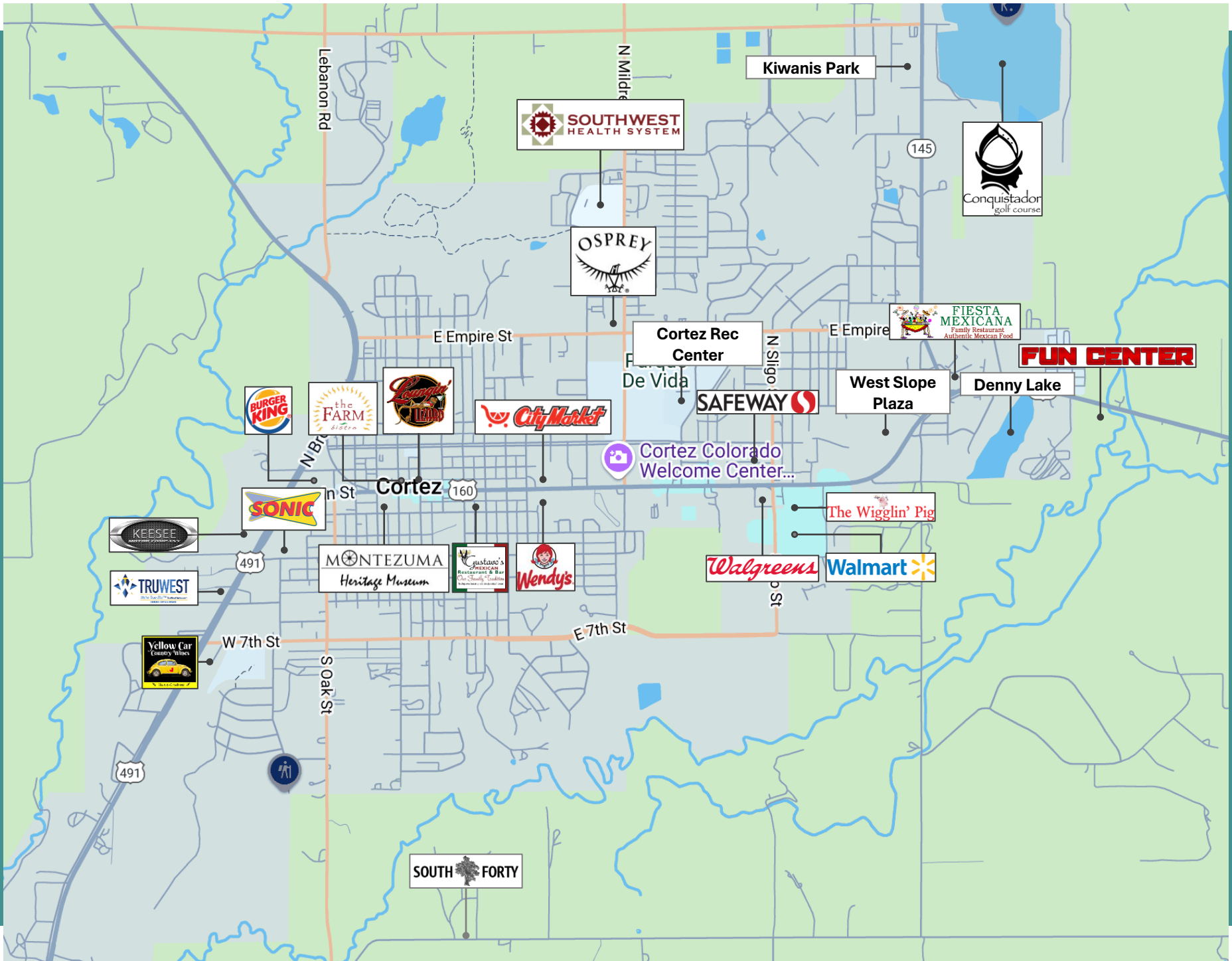
\$204,100

Median Home Value

Cortez, the County seat of Montezuma County, is located in the southwest corner of Colorado near the Four Corners where Colorado, Utah, Arizona and New Mexico meet. Cortez rests in that border area between mountains and desert. In 45 minutes, you can be in the rugged La Plata mountains at 10,000+ ft or the San Juan's at 13,000+ ft or in the desert canyons of southeast Utah. It is a unique area distinguished by its awe-inspiring scenery and rich ancient history background. And if you love the outdoors, 76% of Montezuma County is public land with numerous hiking, biking, horse, and OHV trails.



Best Western Turquoise Inn & Suites



ACCESSIBILITY

Cortez is a local commercial center, competing with Durango in the east, and Farmington, New Mexico in the south, and draws trade from southeastern Utah, the extreme northeastern corner of Arizona, the Shiprock area of Northwestern New Mexico, and San Miguel, Dolores, Montezuma, and parts of La Plata County in Colorado. Its economy is based very heavily on tourism, both to nearby Mesa Verde National Park as well as to San Juan National Forest, Bureau of Land Management (BLM) lands in the area (including Canyons of the Ancients National Monument, as well as the Ute Mountain Ute Tribe and Navajo Indian Reservations).

Distance To

382 Mi.

To Denver

275 Mi.

To Albuquerque

350 Mi.

To Salt Lake City

It is within easy driving distance of several major cities, including Denver (382 miles), Albuquerque (275 miles), Salt Lake City (350 miles) and Phoenix (410 miles). In addition, National Parks and Monuments lie within a short drive; Mesa Verde National Park (15 miles), Canyons of the Ancients National Monument (12 miles), Hovenweep National Monument (45 miles), Yucca House National Monument (31 miles), Natural Bridges National Monument (101 miles), Arches National Park (120 miles).



Outdoor Activities

The southwestern Colorado town of Cortez, one of America's richest archaeological centers, lies between the entrance to world-famous Mesa Verde National Park and the fascinating Ute Mountain Tribal Park in the heart of the Four Corners area of the Southwest.

382 Mi.

TO DENVER

275 Mi.

TO ALBUQUERQUE

Given its proximity to the more than 600 acres of parks, trails and open spaces, as well as the depth of history, it's particularly convenient that Cortez has so much to offer in the way of dining and lodging. The community near the Four Corners (where the borders of Colorado, Utah, Arizona and New Mexico meet) has retained its connection to its earliest roots of agriculture, which shines through in the locally sourced dishes at unique local restaurants.

Local Landmarks

- **Yucca House National Monument** - Large, unexcavated Ancestral Puebloan valley pueblo near Towaoc.
- **Trail of the Ancients National Scenic Byway** - Colorado's Trail of the Ancients National Scenic Byway travels between two remote national monuments and Mesa Verde National Park. This National Scenic Byway near Cortez and Dolores takes you through the heart of the landscape and unique history of the American Southwest.
- **Jones Farm** - Jones Farm was established in 1996 and is located a mile from the city limits of Cortez on Road M, between Mildred Road and Lebanon Road. It currently grow pumpkins for seasonal sales. It produces hay for sheep and occasionally sells lambs to private parties.
- **Hovenweep National Monument** - Hovenweep National Monument protects six prehistoric, Puebloan-era villages spread over a twenty-mile expanse of mesa tops and canyons along the Utah-Colorado border.





APEX CAPITAL MARKETS

Founded in 2018, Apex Capital Markets was started with the intent to help our clients find affordable loans in a reasonable amount of time. We began as real estate professionals and made the transition into loan brokers watching several of our clients struggle to obtain financing for properties. We began with a single loan to assist a loyal client of ours. This eventually turned into two, three, ten, twenty, thirty loans. After expanding our knowledge and sharpening our skills, we created Apex Capital Markets.

OUR VISION

Here at Apex Capital Markets, our goal is to find solutions for all of your financial needs while guiding you through the world of commercial lending. We ensure every client that procures our services has their needs analyzed, planned, and brought to life. Whether you are purchasing a new asset, refinancing a current one, or building a new property, Apex Capital Markets is here for you.

Commercial Loans Provided By APEX Capital Markets

SBA 7A

SBA 504

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LOANS

SAM IVEY

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