



NEW SUMMIT INN

1205N Summit Blvd.,
Frisco, CO 80443

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LOCATION OVERVIEW

Frisco anchors the geographic center of Summit County, one of Colorado's top three tourism economies at roughly \$1.16 billion in annual visitor spending — and one of the most severely supply-constrained housing markets in the Rocky Mountain West. Branded "Main Street to the Rockies," the town sits at the junction of Interstate 70 and Colorado Highway 9, approximately 75 miles (90 minutes) west of Denver and the Front Range's three-million-resident market. Six world-class ski areas lie within 30 minutes — Copper Mountain (~7 min), Breckenridge (~15 min), Keystone (~20 min), Loveland (~20 min), Arapahoe Basin (~25 min), and Vail (~30 min) — anchoring a resort and service economy that requires continuous, year-round workforce housing the county cannot currently supply. Summit County's October-to-June season sustains one of the longest employment windows in North America, and demand extends well beyond winter.

The town-owned Frisco Bay Marina on Dillon Reservoir, an extensive paved recreation-path network, the Frisco Peninsula trail system, and a year-round event calendar keep the local economy — and its housing need — active across summer and shoulder seasons. St. Anthony Summit Hospital (the county's full-service hospital), county-serving retail anchored by Whole Foods, and the free Summit Stage transit hub add medical, commercial, and workforce employment that deepens the permanent resident base. As the first full-service town at the I-70/Hwy 9 junction, Frisco concentrates this year-round demand — making attainable and workforce housing here both structurally needed and strongly supported at the municipal level.

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OFFERING SUMMARY

Sale Price:	\$6,595,000
Number of	32
Rooms: Lot Size:	0.6 Acres
Building Size:	17,859 SF

THE OPPORTUNITY

The New Summit Inn presents a rare multifamily conversion opportunity in Frisco, at the center of Summit County — one of the most supply-constrained housing markets in the Rocky Mountain West. Its Gateway District (GW) zoning permits residential units via conditional use permit, opening a path to convert the existing structure to residential or mixed-use (subject to entitlement). With developable land in Frisco effectively exhausted, a conversion here sits directly in the path of persistent, unmet demand for workforce and attainable housing.

Beyond the redevelopment upside, the site delivers in-place holding income during entitlement: an operating 32-key independent hotel within 30 minutes of six major ski resorts — with a four-season profile of winter skiing, a summer anchored by the Frisco Bay Marina, and year-round events. Ownership can offset carry through the approval process, pairing genuine redevelopment optionality with revenue in place.

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EXECUTIVE SUMMARY

Prime Investment Properties presents the New Summit Inn, a rare multifamily conversion opportunity in the heart of Summit County — one of Colorado's most housing-constrained mountain markets — paired with in-place hospitality income during entitlement.

Critically, Gateway District (GW) zoning permits residential units via conditional use permit subject to Planning Commission approval, opening a path to convert the existing structure to residential or mixed-use. With developable land in Frisco effectively exhausted — bounded by National Forest, Dillon Reservoir, and tightening short-term-rental regulation — a conversion here sits directly in the path of persistent, unmet demand for workforce and attainable housing that the county cannot currently supply. The region's resort and service economy sustains a permanent, year-round workforce whose housing need consistently outpaces available supply, and local municipalities have shown strong, sustained support for residential density and conversion projects.

Meanwhile, the site delivers holding income to offset carry through the approval process: an operating 32-key independent hotel on 0.60 acres directly on the I-70 corridor, 90 minutes from Denver and within 30 minutes of six world-class ski resorts, with four-season demand from multi-resort winter access, Dillon Reservoir's Frisco Bay Marina, and a full calendar of town events. The same physical constraints that limit new supply also protect exit liquidity, positioning a completed conversion as a scarce, durable asset in a market where developable sites rarely trade.

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PROPERTY HIGHLIGHTS

- Multifamily conversion path — Gateway District (GW) zoning permits residential use via conditional use permit (subject to Planning Commission approval), a credible reposition-to-residential or mixed-use opportunity rarely available on a single in-town Frisco parcel.
- One of Colorado's most housing-constrained markets — persistent, unmet demand for workforce and attainable housing that the county cannot currently supply, driven by a permanent, year-round resort and service workforce.
- Effectively no developable land — a landlocked resort town bounded by National Forest, Dillon Reservoir, and tightening short-term-rental regulation, where in-town sites virtually never trade — protecting scarcity and exit liquidity for a completed conversion.
- Existing structure suited to conversion — 17,859 SF of reinforced-concrete, three-story improvements on 0.60 acres, offering a conversion shell that reduces cost and timeline versus ground-up construction.
- Holding income during entitlement — an operating 32-key independent hotel offsets carry costs through the approval process, in a \$1.16B four-season visitor economy 90 minutes from Denver and within 30 minutes of six major ski resorts.

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PROPERTY DESCRIPTION

The New Summit Inn presents a rare multifamily conversion opportunity in the heart of Frisco — “Main Street to the Rockies” — the geographic center of Summit County, one of Colorado’s most housing-starved, land-constrained mountain markets. The site sits within Frisco’s Gateway District (GW) zoning, which permits residential units via a conditional use permit subject to Planning Commission approval, opening a credible path to reposition or convert the existing structure to workforce or market-rate residential. With developable parcels severely limited by National Forest boundaries and Dillon Reservoir, a conversion here sits directly in the path of persistent, unmet demand the county cannot currently supply.

The region’s resort and service economy sustains a permanent, year-round workforce whose housing need consistently outpaces available supply — a structural imbalance that has made attainable and workforce housing a defining priority for Summit County communities. A conversion at this site speaks directly to that need, in a location already served by municipal utilities, county transit, and the commercial core of Frisco. For an investor, that alignment between product and demand is what distinguishes a speculative redevelopment from one positioned squarely in the path of the market.

The existing improvements support that path: 17,859 SF of gross building area across a 0.60-acre parcel, with an interior-corridor layout and existing parking already in place — a conversion shell that reduces cost and timeline versus ground-up construction. Meanwhile, the site delivers holding income during entitlement: an operating 32-key independent hotel capturing four-season demand from six world-class ski resorts within 30 minutes, Dillon Reservoir’s Frisco Bay Marina, and a year-round calendar of town events, in a \$1.16 billion visitor economy 75 miles west of Denver on the I-70 corridor. The same supply constraints that limit new development protect exit liquidity for a completed conversion.

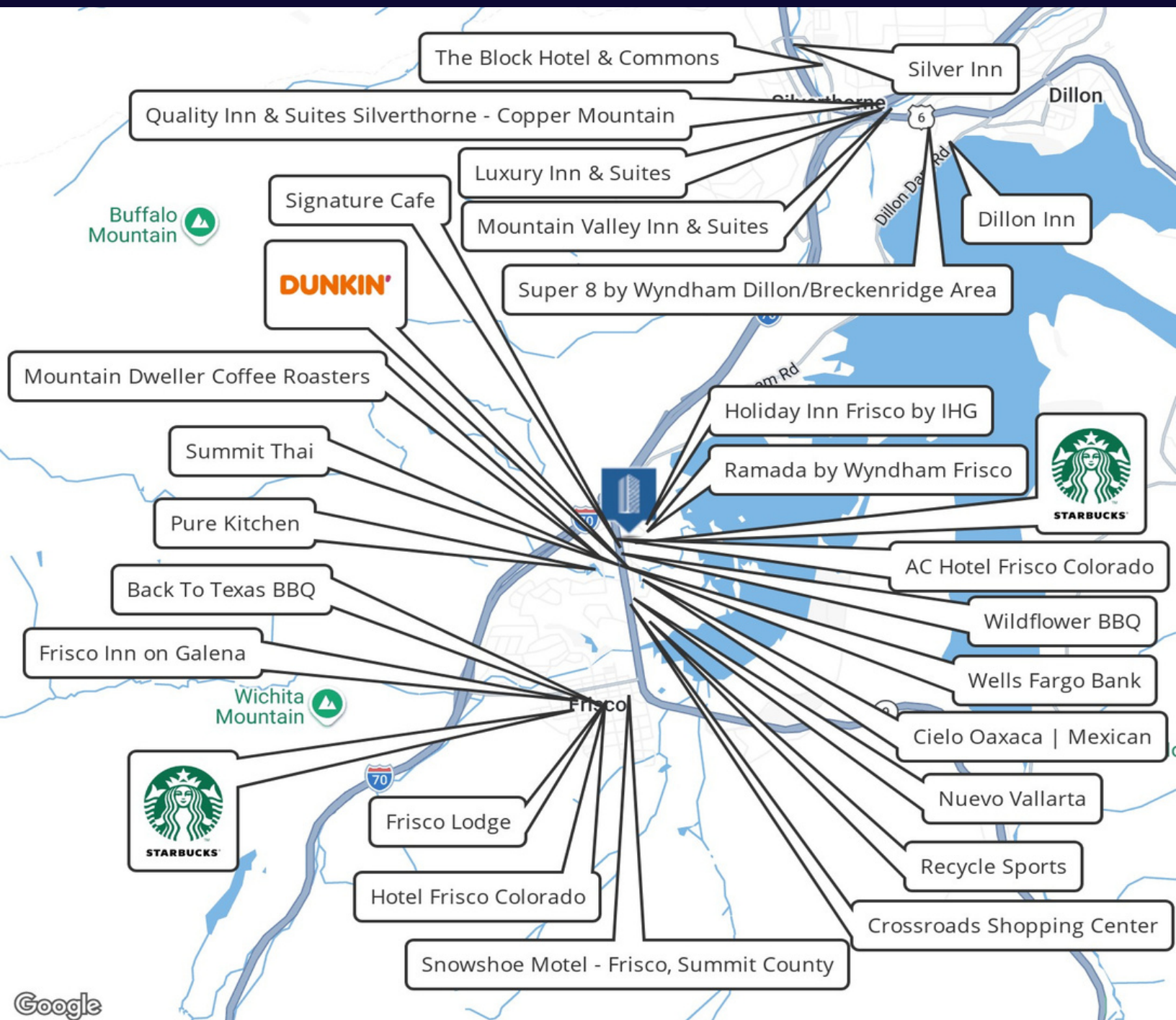
Buyer to independently verify zoning, conditional use approval, and conversion feasibility with the Town of Frisco.

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Sale Price	\$6,595,000
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LOCATION INFORMATION	
Building Name	New Summit Inn
Street Address	1205 N Summit
City, State, Zip	Blvd. Frisco, CO
County	80443 Summit

BUILDING INFORMATION	
Building Size	17,859 SF
Number of Floors	3
Year Built	1989

PROPERTY INFORMATION	
Property Type	Hospitality
Property	Limited Service
Subtype Lot Size	0.6 Acres
APN #	1900055

PARKING & TRANSPORTATION	
Parking Count	30+
Parking Ratio	0.84/room

UTILITIES	
Electric	Xcel Energy
Natural Gas	Xcel Energy
Water	Town of Frisco
Sewer	Frisco Sanitation District
Trash / Recycling	Private Hauler (Summit County)
Internet/ Cable	Comcast Xfinity / Spectrum

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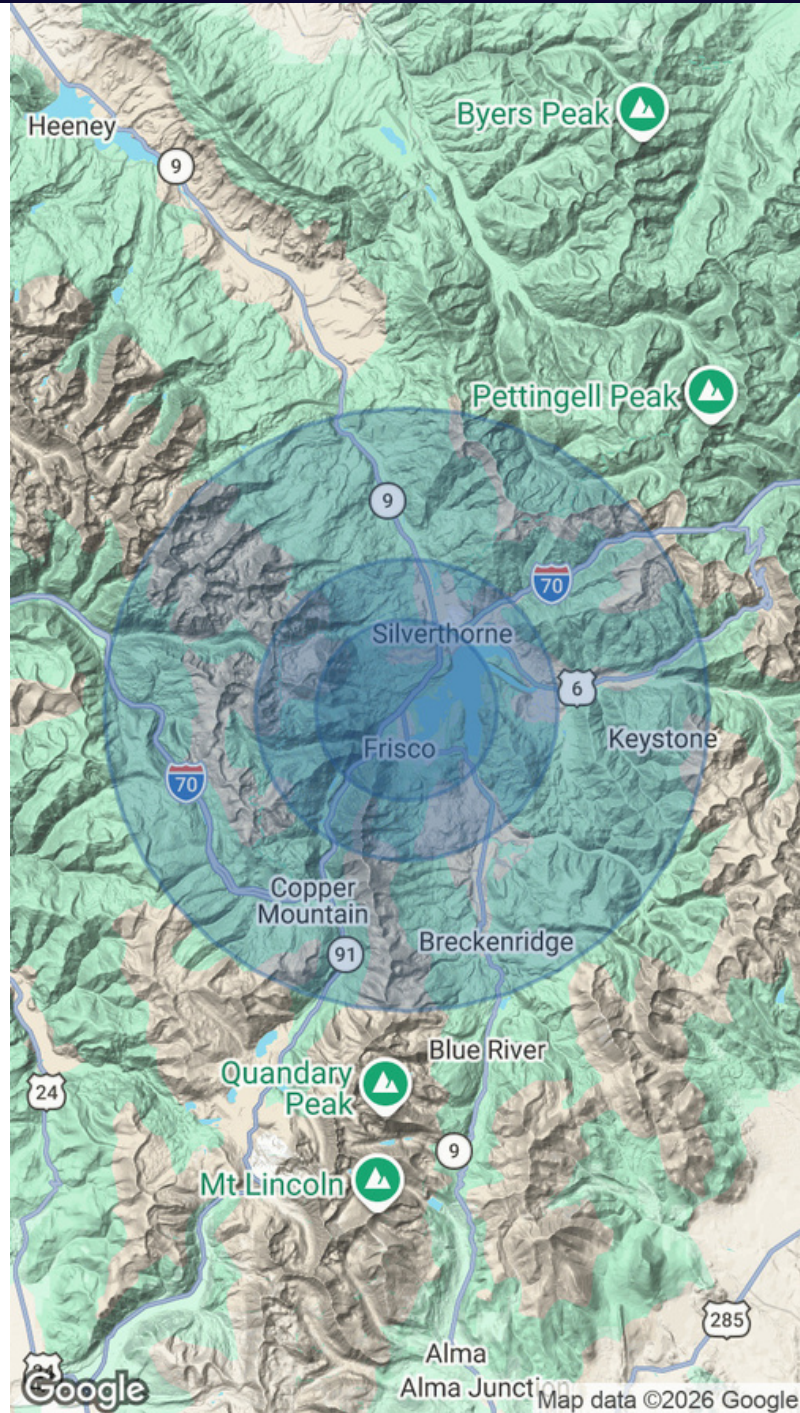
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	6,769	15,683	27,939
Average Age	43.1	41.2	42.1
Average Age (Male)	42.9	41.2	41.5
Average Age (Female)	43.9	43.1	41.9

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	2,954	6,165	11,238
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$146,648	\$141,916	\$139,610
Average House Value	\$797,855	\$771,797	\$859,924

2023 American Community Survey (ACS)



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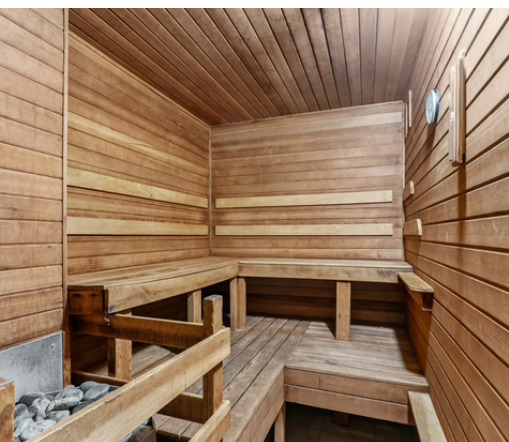


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