



6,327 SF

Georgetown Lake

**SALE**

## Prime Vacant Land in Georgetown

**FLAT IRON DRIVE**

Georgetown, CO 80444



**PRESENTED BY:**

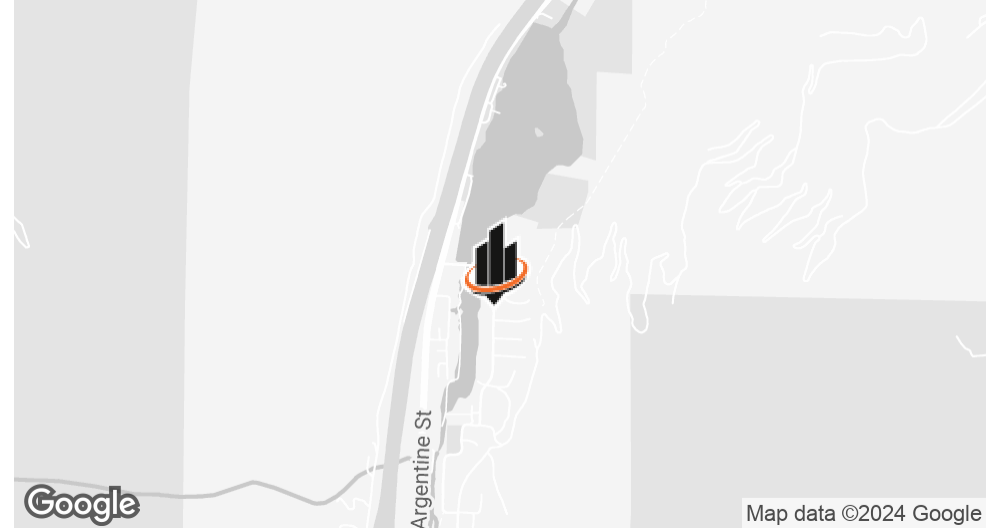
**OXANA EREMIANTS**

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## PROPERTY SUMMARY



## PROPERTY HIGHLIGHTS

- Located in the highly desirable Meadows neighborhood
- Zoned for a single-family home
- Utilities available at the street
- Flat buildable lot
- Scenic views of Georgetown Lake across the street

## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$375,000
<b>LOT SIZE:</b>	6,327 SF

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## PROPERTY DESCRIPTION

This rare vacant lot in the sought-after Meadows neighborhood of Georgetown, Colorado, offers an exceptional opportunity to build your dream home in one of the most picturesque settings in the state. With only a handful of vacant lots remaining in the Meadows, this is a truly limited opportunity to own in this coveted community. Located directly across from Georgetown Lake, the lot offers breathtaking views of the sparkling waters, majestic mountains, and the serene valley. Georgetown is a gateway to Colorado's premier ski destinations, with five world-class ski areas located within a 40-mile radius. Beyond skiing and snowboarding, Georgetown offers a wealth of year-round activities, including hiking, fishing, boating, and historic downtown exploration.

Downtown Georgetown



Clear Creek Dr.



Georgetown Lake



**ADDITIONAL PHOTOS**



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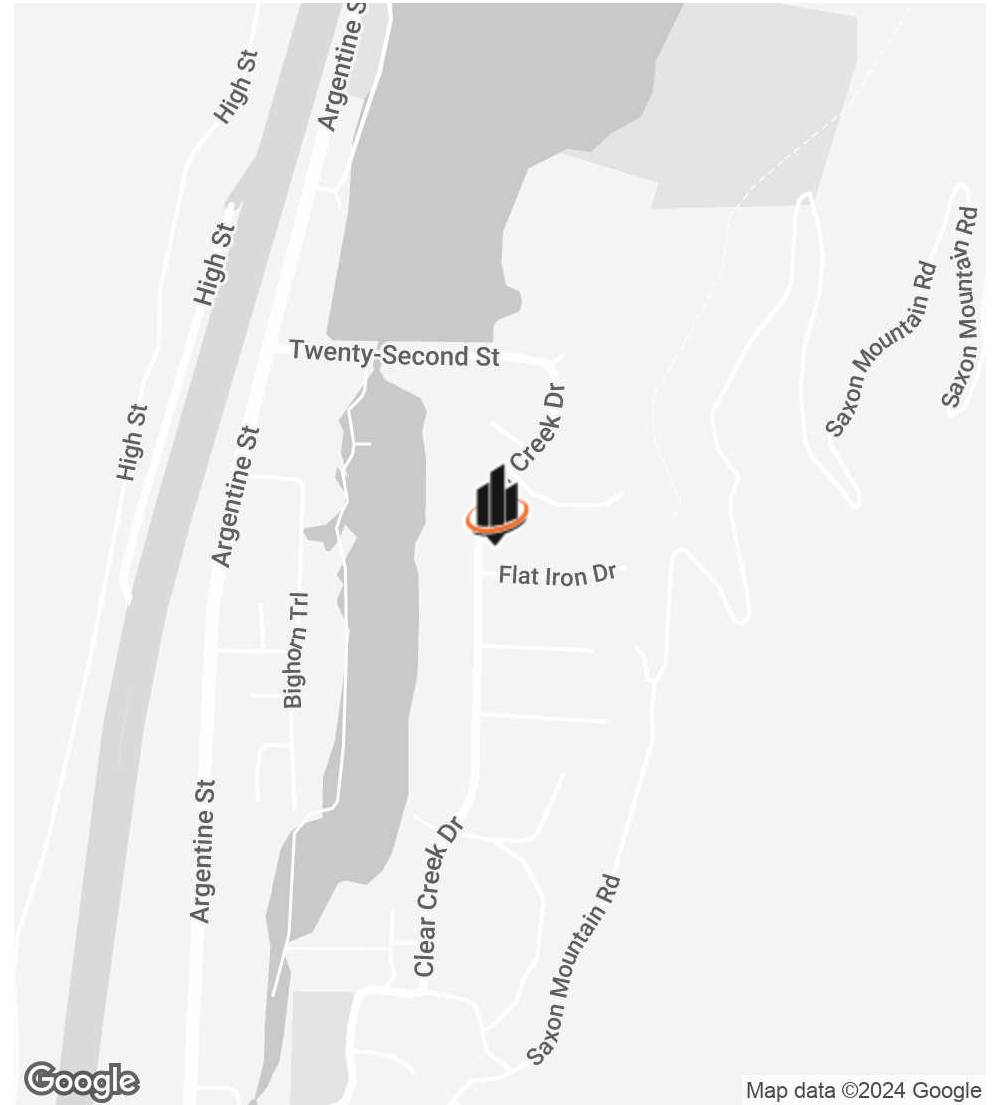
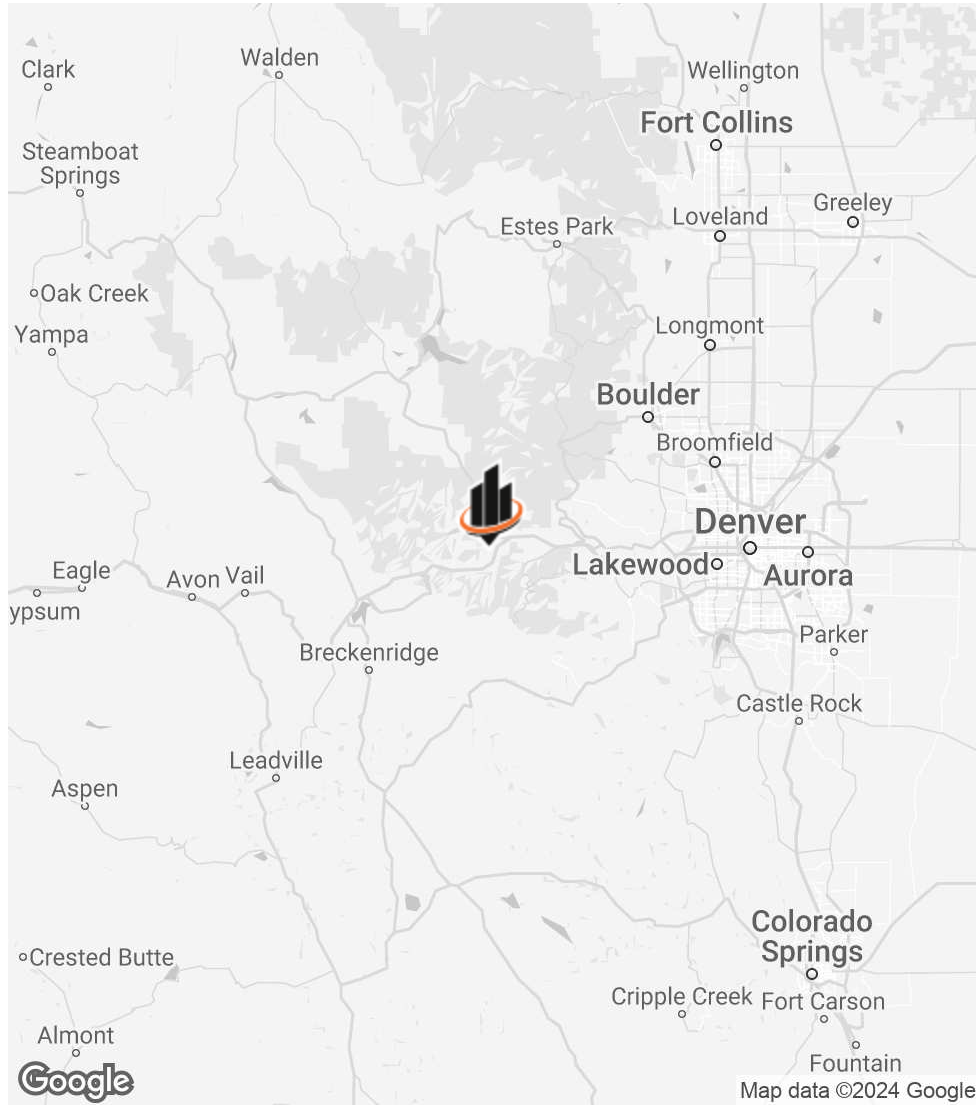


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# LOCATION MAP

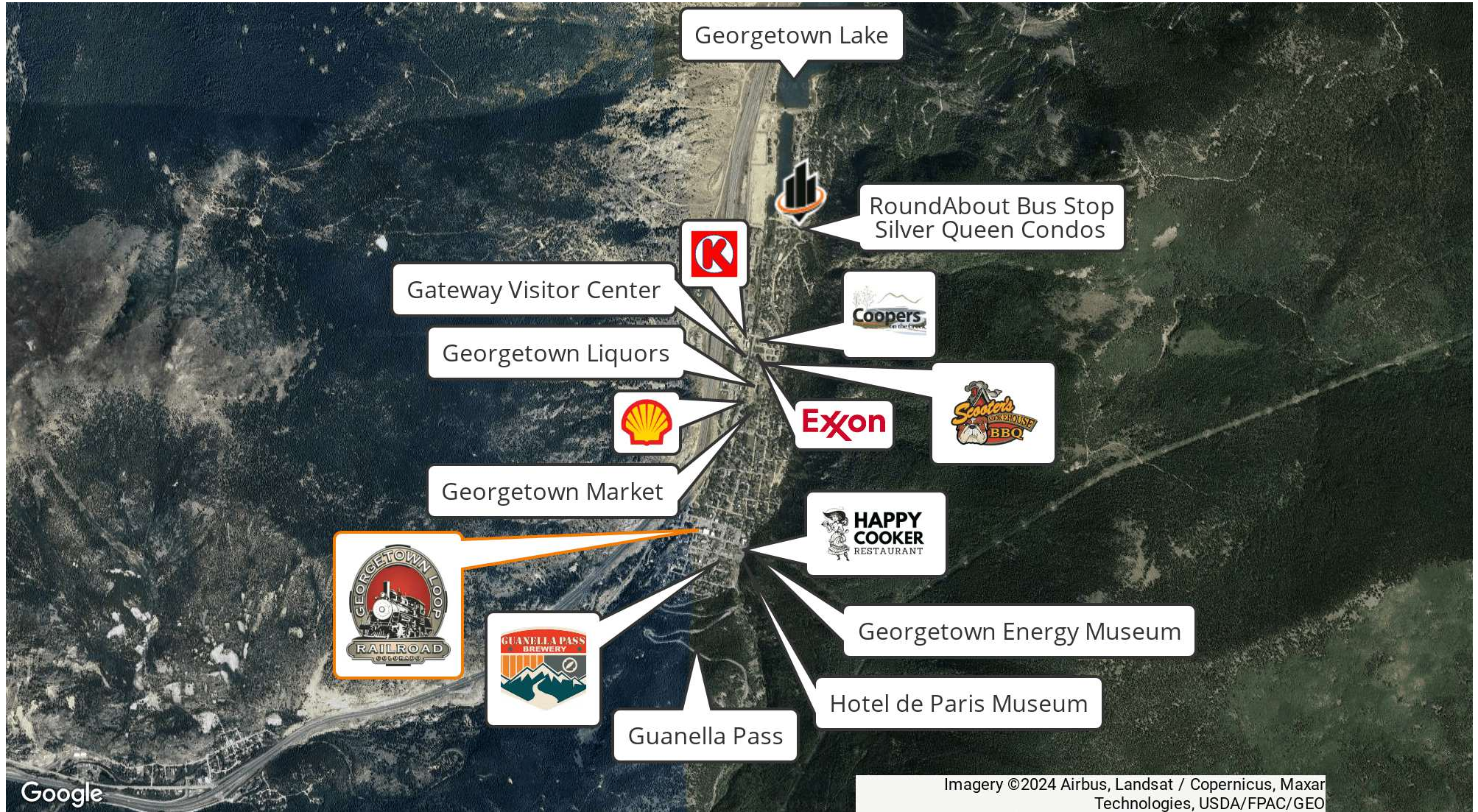


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# GEORGETOWN RETAILER MAP



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## GEORGETOWN, CO HIGHLIGHTS



Nestled in the heart of Colorado's Rocky Mountains at 8,530 feet, Georgetown is a charming historic town known for its picturesque scenery, outdoor adventures, and vibrant heritage. Located just off I-70, Georgetown provides convenient access to Denver while offering prime access to world-class ski destinations: Loveland Ski Area (12 miles), Arapahoe Basin (21 miles), Winter Park (27 miles), Keystone Resort (24 miles), Copper Mountain (30 miles), Breckenridge (40 miles), and Vail (54 miles). The Georgetown-Silver Plume National Historic Landmark District highlights the town's dedication to preserving its unique heritage and culture. town is famous for its historic district, which showcases well-preserved Victorian architecture, boutique shops, and cozy cafes. The Georgetown Loop Railroad is a major draw, attracting thousands of visitors each year to experience the scenic train ride through the rugged terrain. In warmer months, outdoor enthusiasts flock to the area for hiking, fishing, and boating at Georgetown Lake.

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# HISTORIC GEORGETOWN LOOP RAILROAD



## STEAM-POWERED GIANTS

- Beginning in the late 1880s, the community and the Georgetown Loop became a tourist center for those who ventured West to encounter the wild ruggedness and romance.
- Tourism in the West developed around railroad excursions. With seven trains a day running out of Denver at the height of its popularity, the Georgetown Loop was Colorado's scenic "must see."
- Three steam engines "iron horses" are preserved, maintained, and operated in Georgetown and Silver Plume, Colorado.
- The engines do not burn coal for fuel but rather on recycled waste oil and corn oil.

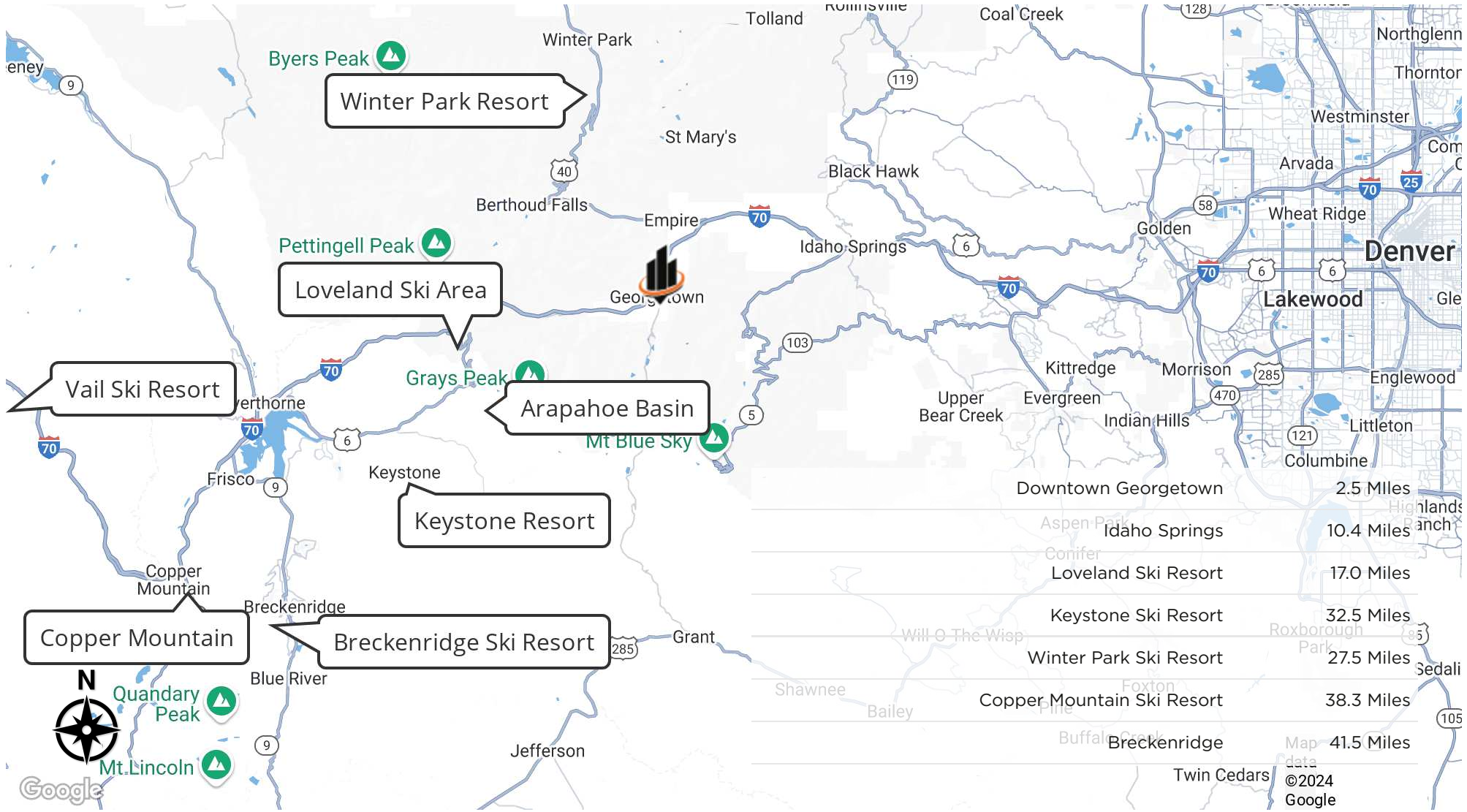


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# NEARBY SKI RESORTS



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## CLEAR CREEK COUNTY - ECONOMIC SNAPSHOT

### INDUSTRY EMPLOYMENT

Top Clear Creek County jobs by industry include **702** jobs in accommodations and food services, **617** in government, **545** in arts and entertainment, and recreation, and **544** in mining.

### ECONOMIC ACTIVITY

After experiencing negative GDP growth in 2020 and 2021, Clear Creek County GDP increased by **7.92%** in 2022. Mining makes up **26.64%** of Clear Creek GDP, with real estate, rental, and leasing at **25.5%**.

### MEDIAN INCOME

Clear Creek County median income rose from **\$78,312** in 2021 to **\$90,350** in 2022.

### POVERTY RATE

The Census Department's SAIPE program (Small Area Income and Poverty Estimates) shows that Clear Creek's poverty rate is at **6.6%**, up from 2021's **5.7%**. Poverty fell steadily from 2013 to 2019 and has remained around **6%** for the last three years.

### POPULATION FORECAST

Clear Creek County is expected to grow from the previous 2020 estimate of **9,397** to **9,847** in 2030, **10,547** in 2040, and **10,828** in 2050. That is a **13.2%** increase in population over the next 30 years.

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# DEMOGRAPHICS MAP & REPORT

## POPULATION

0.3 MILES 0.5 MILES 1 MILE

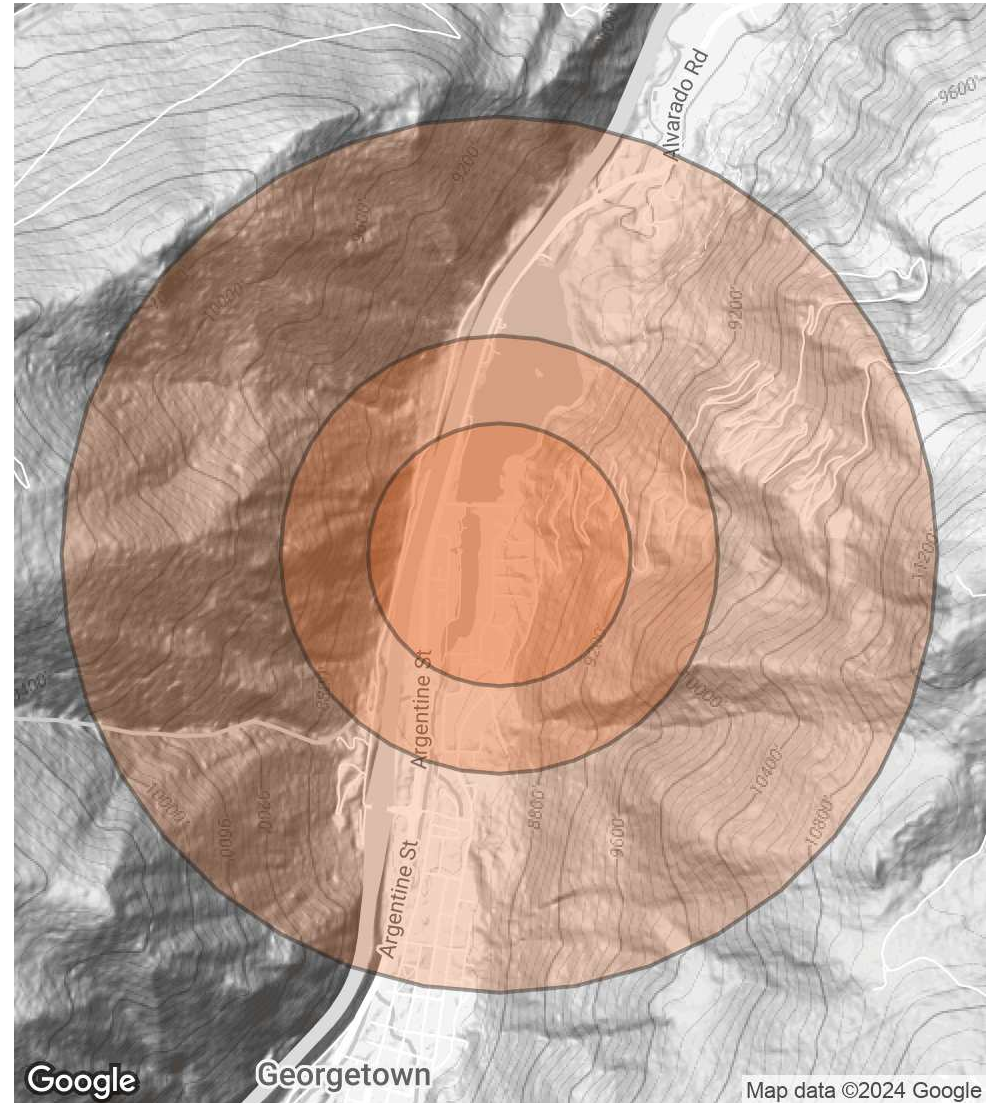
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	311	490	1,016
AVERAGE AGE	45	45	45
AVERAGE AGE (MALE)	43	44	44
AVERAGE AGE (FEMALE)	47	47	47

## HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	151	238	494
# OF PERSONS PER HH	2.1	2.1	2.1
AVERAGE HH INCOME	\$110,413	\$110,412	\$110,408
AVERAGE HOUSE VALUE	\$533,062	\$533,167	\$533,726

Demographics data derived from AlphaMap



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Bighorn Crossing  
Apartments

Georgetown Lake

Clear Creek Dr.

