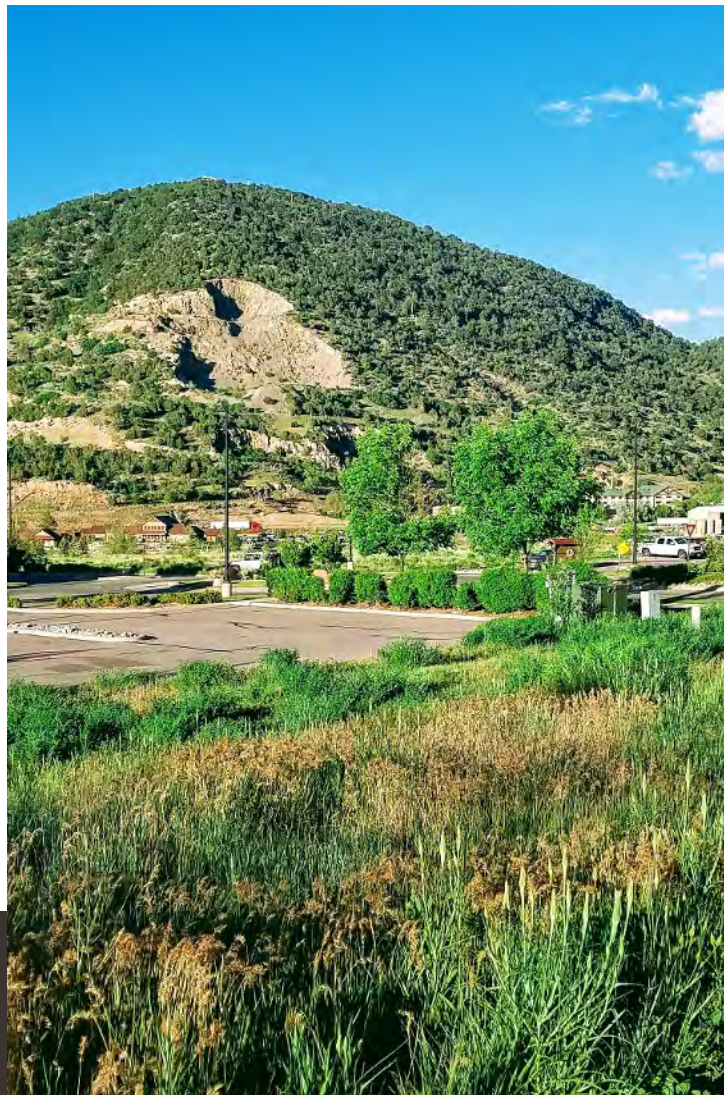




OFFERING MEMORANDUM

504 E. MEADOWS DRIVE
GLENWOOD SPRINGS
COLORADO

MIKE MERCATORIS
BRANCH BROKER
p: 970.618.7092
e: mmercatoris@sliferrfv.com

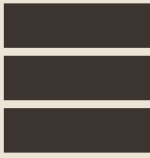


SLIFER

SMITH &

FRAMPTON

Forbes
GLOBAL PROPERTIES



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- 4 | PROPERTY HIGHLIGHTS
- 5 | PROPERTY LOCATION
- 6 | SITE PLAN

CONFIDENTIALITY AND DISCLOSURE

The information and materials contained herein are derived from information and materials provided by the seller or their representatives including, but not limited to, business history, operating procedures, financial statements and reports, income tax returns, and assumptive data.

The Offering Memorandum may also include estimates of value, which may be subject to independent appraisal. The broker has not audited, nor has it caused an audit of, the books, records or financial statements of the seller. Accordingly, the broker makes no representations, expressed or implied, as to the accuracy of such books, records or financial statements or any conclusions drawn from them, nor shall the broker be liable in any manner for any loss, damage or injury resulting from the inaccuracy of the information and materials contained herein.

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Broker hereby discloses that it has a Sellers Agency relationship with the Seller.





OFFERING SUMMARY

504 E MEADOWS DRIVE

Sales Price	\$1,200,000
Parcel Size	.966 Acres
Type	Vacant Commercial Land
Zoning	Commercial/Mixed Use/Multi-Family

This exceptional lot, originally designated for a restaurant in the approved Planned Unit Development (PUD), has been meticulously re-envisioned for multifamily development, following a comprehensive approval process. Strategically situated along major mass transit routes, "Lot 8" not only promises ease of access but also boasts ample parking space, setting the stage for a high-density residential project. Its location in Glenwood Meadows, a vibrant and well-established area, ensures constant exposure to high traffic and visibility, enhancing the allure for potential residents.

Glenwood Meadows is renowned for its dynamic mix of commercial entities, having launched with substantial big-box retail and a variety of flourishing local businesses. The ongoing second phase has successfully introduced high-density residential housing, with the existing units fully leased and a growing wait-list, underscoring the robust demand in this thriving community.

Seize this opportunity to contribute to the Glenwood Meadows legacy by developing "Lot 8" into a residential haven that resonates with modern living, convenience, and style. The stage is set for you to leave a lasting mark in one of Glenwood Springs' most desirable locales.



PROPERTY

HIGHLIGHTS

EASILY ACCESSIBLE FROM
INTERSTATE-70 AND HIGHWAY 82

AS PART OF A LARGER
DEVELOPMENT, UTILITIES ARE AT
THE LOT LINE.

LOCATED IN THE MOUNTAIN
RESORT MARKET OF GLENWOOD
SPRINGS

DEMAND FOR HOUSING IS AT AN
ALL TIME HIGH IN THE AREA

SITUATED ON LOCAL AND
REGIONAL MASS TRANSIT ROUTES

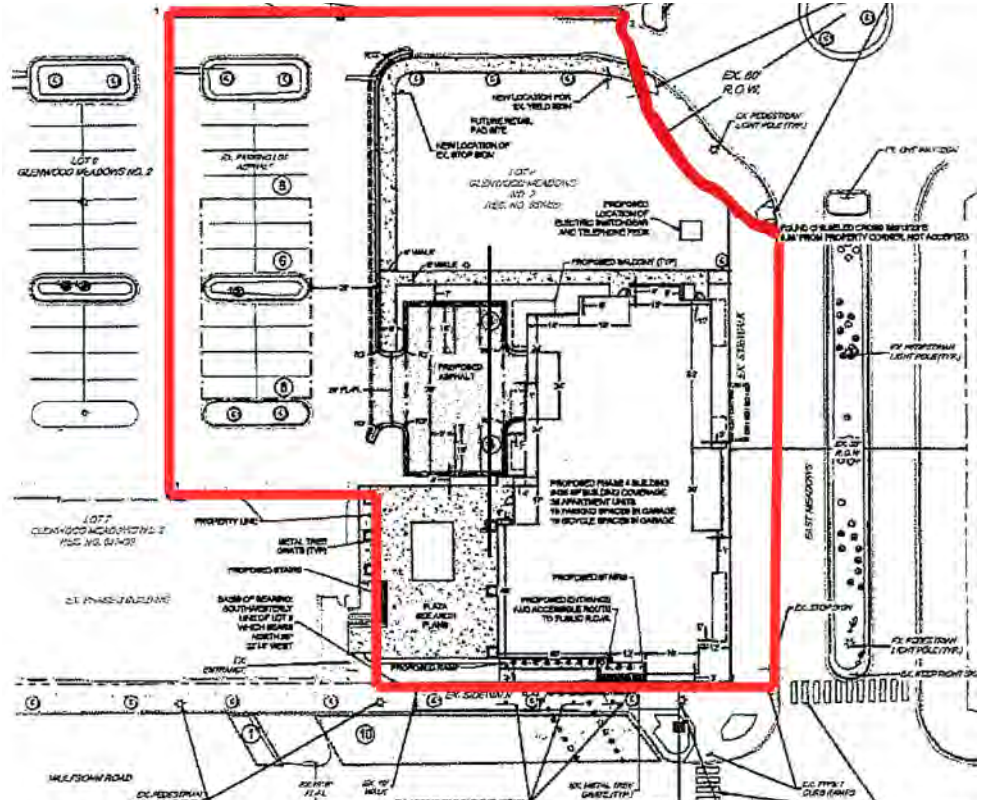
GLENWOOD IS THE JUNCTION FOR
THE COLORADO RIVER AND
ROARING FORK RIVER
COMMUNITIES



PROPERTY LOCATION

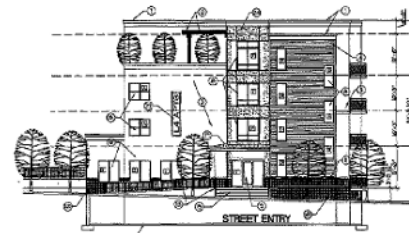


SITE PLAN



NORTH ELEVATION

- OUTLINE PLAN CALLOUTS TO ELEVATION:**
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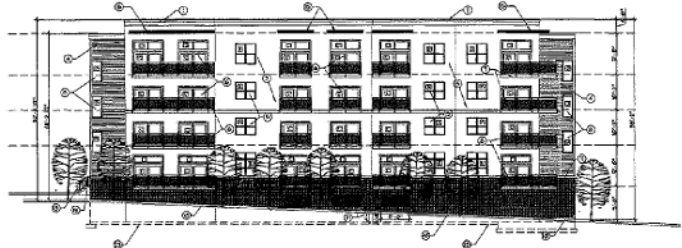


SOUTH ELEVATION
WILFSON ROAD

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WEST ELEVATION



EAST ELEVATION
EAST MEADOWS

** Recorded development agreement and plans are in place with the city. Buyer would need to have the rights assigned.