

UNIQUE OPPORTUNITY FOR INVESTOR, DEVELOPER, OR OWNER-USER

44895 W U.S. 50
CAÑON CITY, CO

19,000 SF MUSEUM AND
ACTIVITY CENTER ON
35.9 ACRES

PRICE: \$2,250,000

FF&E available but not
included

PROPERTY SUMMARY

36-Acre Investment or Redevelopment Opportunity
44895 West U.S. 50 | Cañon City, CO 81212



PROPERTY SUMMARY

Year Built:	2016
Construction Type:	Steel Frame and Stucco
Museum:	19,085 SF
Garage:	1,122 SF
Ticket Booth:	294 SF
Lot Size:	35.9 Acres
Air Conditioning:	Yes
Heating:	Forced Air
Flooring:	Colored Concrete
Zoning:	Recreation
Sale Type:	Owner User or Investor
Price:	\$2,250,000

FF&E from the museum is available, but not included in the purchase price.

Inquire with broker for details.

PROPERTY OVERVIEW

This expansive 35.9-acre property offers a rare development opportunity in one of Colorado's most scenic and rapidly growing regions. Currently utilized as a museum and activity center, this property is now available for redevelopment, repurposing, or investment under Freemont County (R2) zoning. Existing infrastructure includes a 19k SF museum with exhibit space, cafe, theater, and retail shop; ropes courses; Dino wild walk, and more.

With prime frontage on U.S. 50, breathtaking views of the Royal Gorge and Sangre de Cristo mountains, and existing infrastructure in place, the possibilities for this site are vast.

LOCATION OVERVIEW

The Royal Gorge Region is a beautiful and rugged area located in central Colorado, known for its stunning natural beauty and rich history. The region is named after the Royal Gorge, a deep and narrow canyon that was carved over millions of years by the Arkansas River. This is a must-visit destination for anyone who loves natural beauty, history, and adventure. Whether you're looking to hike through the mountains, explore historic sites, or simply take in the breathtaking views aboard the Royal Gorge Railroad, the Royal Gorge Region has something for everyone.

PROPERTY PHOTOS

36-Acre Investment or Redevelopment Opportunity
44895 West U.S. 50 | Cañon City, CO 81212



PROPERTY PHOTOS

36-Acre Investment or Redevelopment Opportunity
44895 West U.S. 50 | Cañon City, CO 81212



PROPERTY PHOTOS

36-Acre Investment or Redevelopment Opportunity
44895 West U.S. 50 | Cañon City, CO 81212



PROPERTY PHOTOS

36-Acre Investment or Redevelopment Opportunity
44895 West U.S. 50 | Cañon City, CO 81212



PROPERTY PHOTOS

36-Acre Investment or Redevelopment Opportunity
44895 West U.S. 50 | Cañon City, CO 81212



FREEMONT COUNTY ZONING (B)

36-Acre Investment or Redevelopment Opportunity
44895 West U.S. 50 | Cañon City, CO 81212

Section 4.09 BUSINESS (B)

This district is to provide for the development of business uses that would serve the public.

Minimum Lot Size/Area	Minimum Lot Width	Set Back Requirements Principal/Accessory			Max Building Height	Maximum Lot Coverage
		Front	Side	Rear		
7,500 sq. ft.	75'	40'	10'	20'	50'	65%
2 Acres with public water and OWTS	100'		15' Adjacent to a street			
4.5 Acres for well and OWTS	100'		2' for each story over 1			

Note: All setbacks adjacent to a State or Federal Highway shall be twenty-five feet (25') unless required setback is more stringent.

(a) Allowed Uses

ALLOWED USES: SUBJECT TO ZONING COMPLIANCE & COMMERCIAL DEVELOPMENT PLAN		
USE		CONDITIONS
ACCESSORY BUILDINGS & USE		
ASSISTED LIVING RESIDENCE		
AUTOMOBILE REPAIR SHOP		
AUTOMOBILE SERVICE STATION		
AUTOMOBILE & TRAILER SALES LOT		
BAKE SHOP		
BANK, DRIVE IN		
BUS TERMINAL		
CAR WASH		
CHILDCARE CENTER		
CLUB		
COMMUNITY BUILDING		

FREEMONT COUNTY ZONING (B)

36-Acre Investment or Redevelopment Opportunity
44895 West U.S. 50 | Cañon City, CO 81212

CONVENIENCE STORE		
DISTILLERY		
DRY CLEANING SERVICE		
DWELLING UNIT		Single Family Manufactured Home Mobile Home Multi-Family – 3 units or more; primary use on property. No additional uses permitted. Subject to approval of a commercial site development plan. Watchman's Quarters
EMERGENCY SHELTER		
EXERCISE FACILITY AND GYM		
FARM & RANCH SUPPLIES, SALES, & SERVICE		
FINANCIAL INSTITUTION		
FUNERAL HOME		
GOVERNMENT ROAD MAINTENANCE FACILITY		
GREENHOUSE, COMMERCIAL		
GROCERY STORE		
HOTEL/MOTEL		
LIQUOR STORE		
LOUNGE		
MANUFACTURED HOME SALES LOT		
MEAT LOCKER		
MEDICAL CLINIC		
MINI-STORAGE FACILITY		

FREEMONT COUNTY ZONING (B)

36-Acre Investment or Redevelopment Opportunity
44895 West U.S. 50 | Cañon City, CO 81212

MUSEUM		
PARKS		Mini
PARKING LOT OR GARAGE		Refer to Section 5.05 FCZR
PERSONAL SERVICES		
PHARMACY		
POST OFFICE		
PRINTING AND COPY SHOP		
PROFESSIONAL OFFICE		
RAFTING		
RECREATIONAL AND OUTDOOR AMUSEMENT OR AMUSEMENT PARK		
RELIGIOUS INSTITUTION		
RETAIL STORE		
RESTAURANT WITH OR WITHOUT BREWERY		
SCHOOLS		High School Junior High School
SOLAR PANEL FIELDS		
VETERINARY PREMISES		
WINERY		

FREEMONT COUNTY ZONING (B)

36-Acre Investment or Redevelopment Opportunity
44895 West U.S. 50 | Cañon City, CO 81212

(b) Conditional Use Permit

USES SUBJECT TO ISSUANCE OF A CONDITIONAL USE PERMIT		
USE		CONDITIONS
RECYCLE FACILITY		

(c) Special Review Use

USES SUBJECT TO ISSUANCE OF A SPECIAL REVIEW USE PERMIT		
USE		CONDITIONS
ADULT USES		
AUCTION YARD		
AUDITORIUM		
AUTOMOBILE BODY SHOP		
CARPENTER SHOP		
COLLEGE/UNIVERSITY		
CONTRACTOR'S YARD #1 OR #2		Refer to Section 5.03 (a) & 8.01 (d) FCZR
CREMATORY		
FIRE, POLICE STATION, & EMS FACILITIES		Lot size may deviate from the minimum lot size development requirements for the zone district. Refer to Section 5.02(d) of this Resolution.
FLEA MARKET		
INDUSTRY, LIGHT		
KENNEL		
LABORATORY		
MANUFACTURED HOME REPAIR, REMODELING, REFURBISHING or DISMANTLING		
SCHOOLS		Trade or Training School

FREEMONT COUNTY ZONING (B)

36-Acre Investment or Redevelopment Opportunity
44895 West U.S. 50 | Cañon City, CO 81212

TINY HOME COMMUNITIES		Refer to Section 8.01(h)
TOWERS		Exceeding fifty (50) in height.
TRAVEL TRAILER PARK & CAMPGROUND		Refer to Section 8.01 (i) FCZR
TRUCK STOP		
UPHOLSTERY SERVICES		
UTILITIES, BUILDINGS MAIN LINES, REGULATORS, SUBSTATIONS & TRANSMISSION LINES		
VEHICLE IMPOUNDMENT YARD		
WHOLESALE SALES/STORAGE		

TEMPORARY USES: Approval as noted below will be required for the following uses:

Construction Office Trailer (office use only) when use is incidental to construction of the primary use building on the premises. Use requires valid building permit in effect at all times. If a building permit is not required, Department approval will be required.

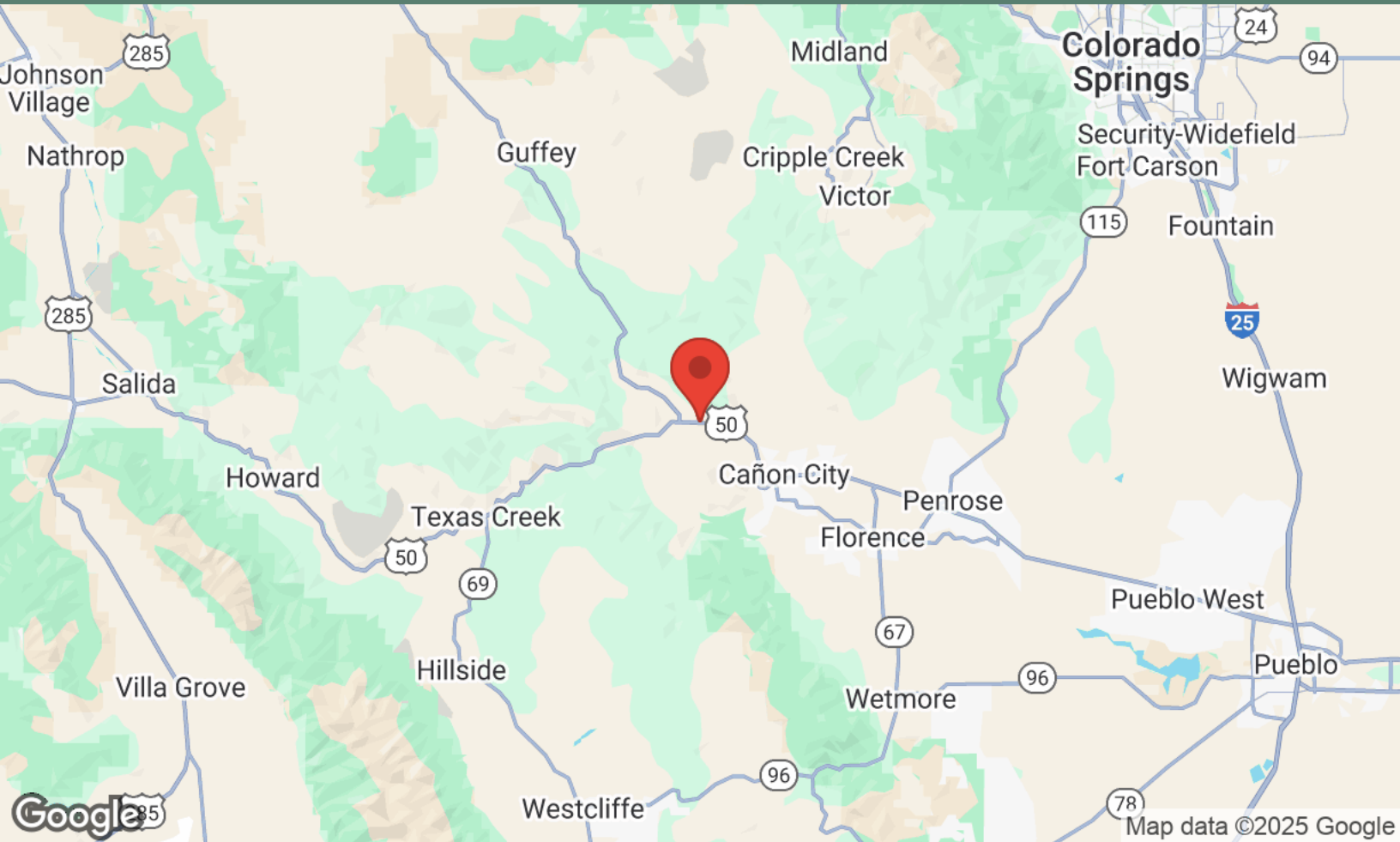
Spectator events, athletic events, carnivals, circuses, concerts, fairs, flea markets, public recreational events, tent meetings, or other similar uses require the issuance of a temporary use permit by the Board. A temporary use permit will not be required for athletic events, carnivals, circus, concerts, fairs, flea markets, public recreational events, tent meetings, or other similar uses if the event is to be held at an established permanent stadium, athletic field, arena, auditorium, coliseum, fairground, or other similar permanent place of assembly, if such place or facility was constructed and approved for such events.

If a temporary use permit is required refer to [Section 8.12 FCZR](#) for requirements.

Roadside stand (seasonal business) for the duration of the growing season.

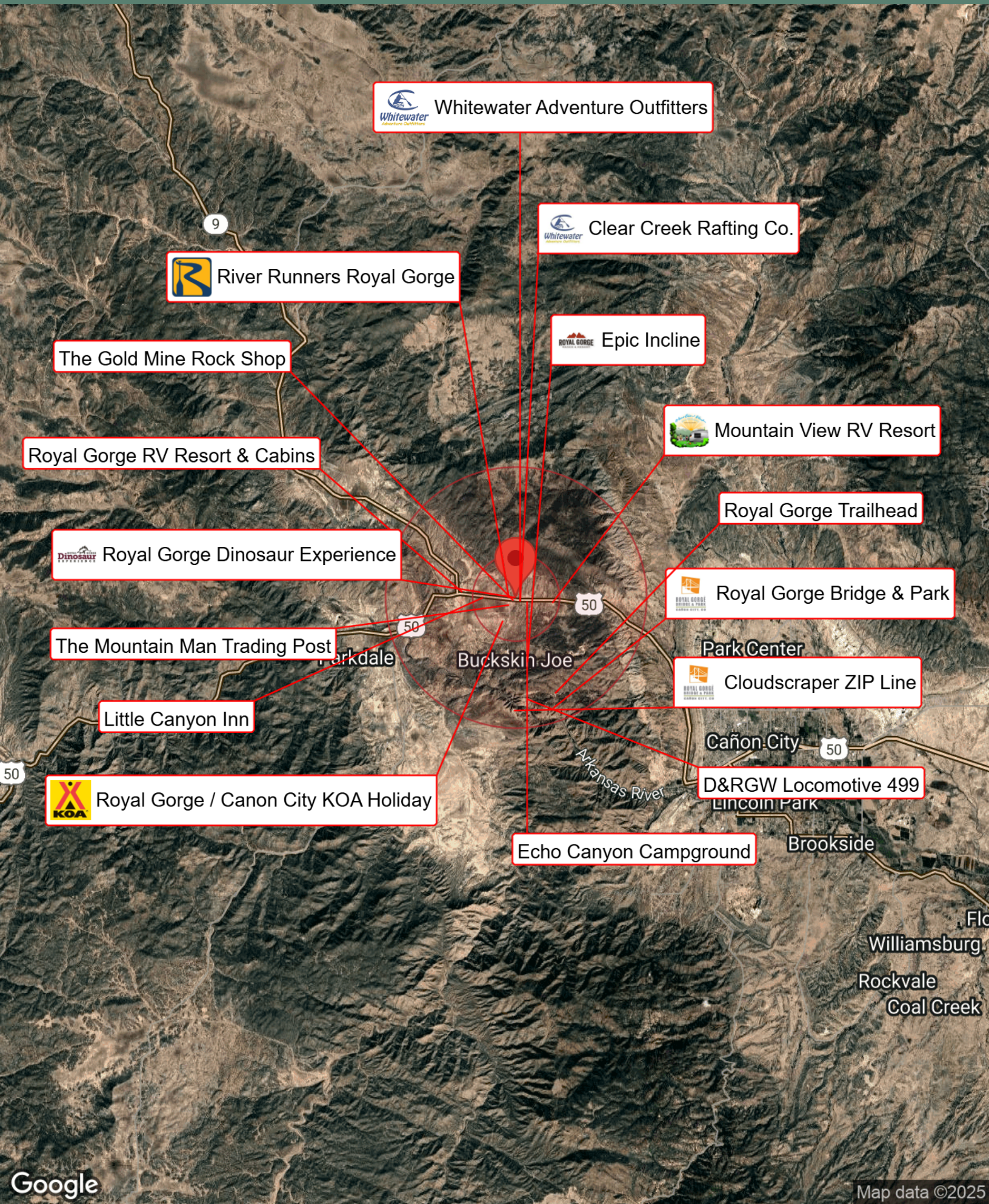
LOCATION MAPS

36-Acre Investment or Redevelopment Opportunity
44895 West U.S. 50 | Cañon City, CO 81212



BUSINESS MAP

36-Acre Investment or Redevelopment Opportunity
44895 West U.S. 50 | Cañon City, CO 81212



Whitewater Adventure Outfitters



Clear Creek Rafting Co.



Epic Incline



Mountain View RV Resort



Royal Gorge Bridge & Park



Cloudscraper ZIP Line



D&RGW Locomotive 499



Royal Gorge / Canon City KOA Holiday

Little Canyon Inn

The Mountain Man Trading Post



Royal Gorge Dinosaur Experience

Royal Gorge RV Resort & Cabins

The Gold Mine Rock Shop



River Runners Royal Gorge

ROYAL GORGE BRIDGE & PARK

36-Acre Investment or Redevelopment Opportunity
44895 West U.S. 50 | Cañon City, CO 81212



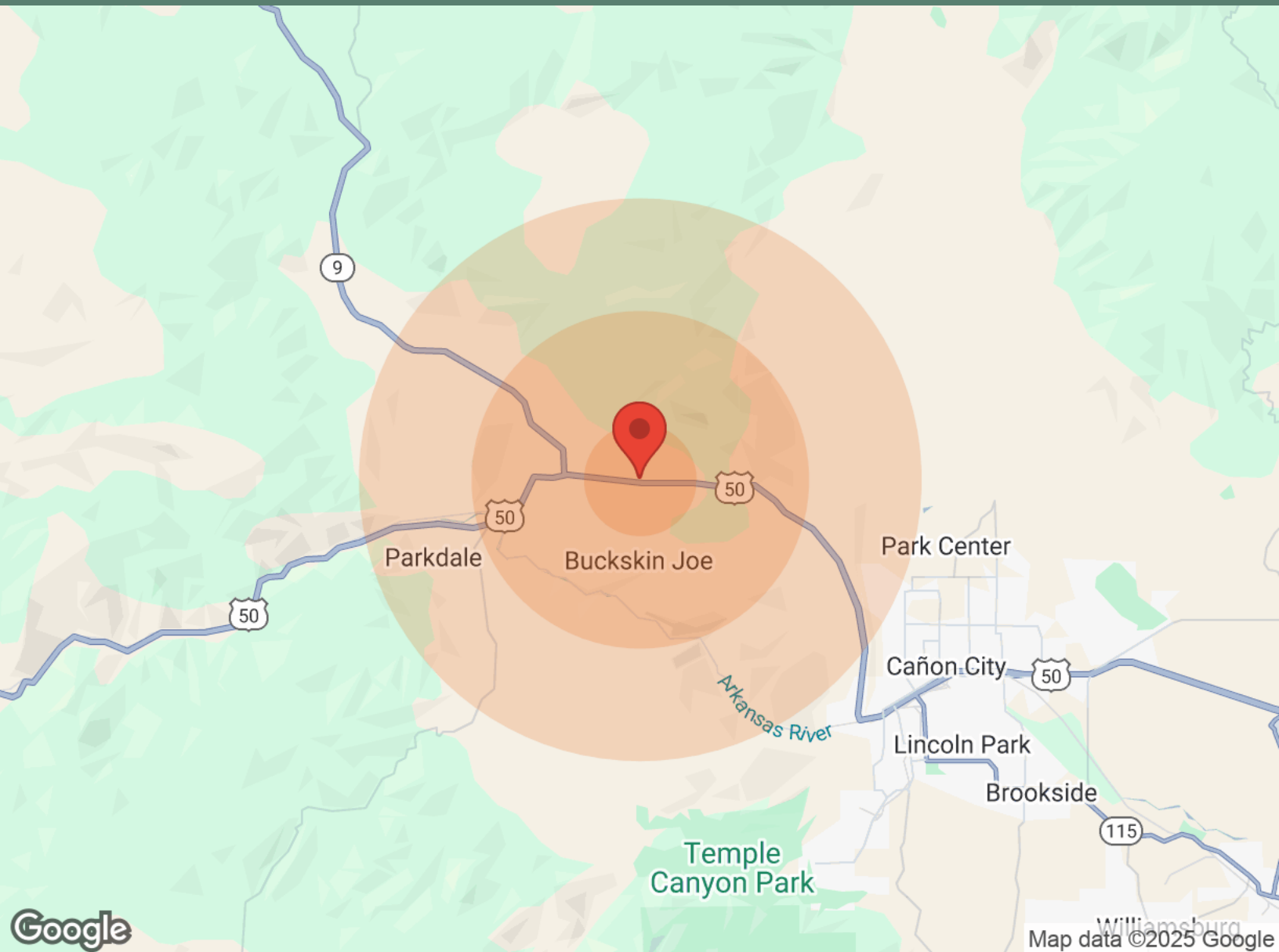
Royal Gorge Bridge & Park

Home to one of the world's highest suspension bridges and the majestic Royal Gorge, Royal Gorge Bridge & Park is a long-loved Colorado landmark — and it's easy to see why. Stand 956 feet above the Arkansas River on the colossal bridge, and marvel at dreamy Rocky Mountain vistas from the Visitor Center. Fly 1,200 feet above the canyon on the Cloudscraper Zip Line, glide across in an aerial gondola and immerse yourself in inspiring history at the Plaza Theater. With the newest attraction - the Via Ferrata, guests can now climb the granite rock walls of the Royal Gorge with trained mountain guides and will experience views of the gorge that most don't have the opportunity to see.

The Royal Gorge Bridge & Park attracts over 300,000 visitors annually (and nearly 30 million overall). With such close proximity, RG Dino XP is well-positioned to increase exposure and revenue generation through cross-promotion and marketing with this and other area tourist attractions!

DEMOGRAPHICS

36-Acre Investment or Redevelopment Opportunity
44895 West U.S. 50 | Cañon City, CO 81212



Population	1 Mile	3 Miles	5 Miles
Male	N/A	N/A	1,049
Female	N/A	N/A	1,070
Total Population	N/A	N/A	2,119

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	N/A	421
Ages 15-24	N/A	N/A	330
Ages 25-54	N/A	N/A	749
Ages 55-64	N/A	N/A	270
Ages 65+	N/A	N/A	349

Race	1 Mile	3 Miles	5 Miles
White	N/A	N/A	2,001
Black	N/A	N/A	5
Am In/AK Nat	N/A	N/A	24
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	N/A	135
Multi-Racial	N/A	N/A	178

Income	1 Mile	3 Miles	5 Miles
Median	N/A	N/A	\$30,178
< \$15,000	N/A	N/A	306
\$15,000-\$24,999	N/A	N/A	106
\$25,000-\$34,999	N/A	N/A	96
\$35,000-\$49,999	N/A	N/A	154
\$50,000-\$74,999	N/A	N/A	108
\$75,000-\$99,999	N/A	N/A	52
\$100,000-\$149,999	N/A	N/A	37
\$150,000-\$199,999	N/A	N/A	N/A
> \$200,000	N/A	N/A	9

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	N/A	863
Occupied	N/A	N/A	817
Owner Occupied	N/A	N/A	574
Renter Occupied	N/A	N/A	243
Vacant	N/A	N/A	46

JASON STARTARI BIO

36-Acre Investment or Redevelopment Opportunity
44895 West U.S. 50 | Cañon City, CO 81212



JASON STARTARI
Commercial Broker
(720) 729-0551
jason@transworldcre.com
FA - 100092989

Transworld Commercial Real Estate
5261 S Quebec Street
Greenwood Village, CO 80111

Jason joined the Transworld CRE team in April 2021 and enjoys working alongside the Business Advisors in helping clients to achieve their real estate goals. With 15 years of asset management, development, and financial analysis experience, Jason focuses on valuation, investment and owner-occupied sales and acquisitions across asset classes.

Prior to joining Transworld, Jason served a lead role with a prominent Family Office in Northeast PA where he managed a diverse multi-segment RE portfolio. He was responsible for creating and executing business plans for each property, overseeing asset management processes, and analyzing potential acquisition and disposition opportunities in line with the family's investment objectives. Jason earned an MBA in Finance from Lehigh University (where he was awarded a Martindale Fellowship to study Corporate Social Responsibility in the UK) and a certificate in Commercial Real Estate from Cornell University. He was also an active member in the Philadelphia Chapter of ULI and served on the Zoning Board, Planning Commission, and Board of Supervisors for Smithfield Township.

Despite "retiring" from professional baseball in 2005, Jason maintains an active lifestyle and fully embraces Colorado's many opportunities to get outdoors. He is an avid Cross-Fitter, golfer, fisherman, and mountain biker, and there's nothing he enjoys more than bouncing from sport-to-sport with his active family!

TENANT/BUYER DISCLOSURE

36-Acre Investment or Redevelopment Opportunity
44895 West U.S. 50 | Cañon City, CO 81212

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (DD25-5-09) (Mandatory 7-09)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO BUYER DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant" (which includes subtenant).

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as: **ATTACHED BROCHURE**

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

☒ Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

☐ One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

TENANT/BUYER DISCLOSURE

36-Acre Investment or Redevelopment Opportunity
44895 West U.S. 50 | Cañon City, CO 81212

CHECK ONE BOX ONLY:

☒ Customer. Broker is the ☒ seller's agent ☐ seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: ☒ Show a property ☒ Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

☐ Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

☐ Transaction-Brokerage Only. Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer. Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document.

Buyer/Tenant

Buyer/Tenant

BROKER ACKNOWLEDGMENT:

Broker provided (Buyer/Tenant) with this document and retained a copy for Broker's records.

Brokerage Firm's Name: Transworld Commercial Real Estate, LLC



Broker