

25780 Gcr 50, Fraser, CO 80442

\$19,500,000

128ac Mixed Use Development Opportunity

128ac Mixed Use Development Opportunity - Winter Park, Colorado



Listing Added: Today Listing Updated: Today



Details

nd	L	Property Type	\$19,500,000	Asking Price
ess	Residential/Busin	Permitted Zoning	Commercial, Industrial, Residential	Subtype
⁄es		Broker Co-Op	128	Lot Size (acres)
ııst	т	Ownershin	R028635_R074630	ΔΡΝ

Marketing Description

Nestled on the north side of Fraser this privately held 128ac parcel represents the largest contiguous development land available near the Winter Park Resort and surrounding communities. The Town of Fraser (TOF) has only one direction left for expansion and has pre-approved this land for annexation and horizontal infrastructure.

Boasting incredible Winter Park Resort and Continental Divide views, the land is generally flat or gently sloping and perfect for Commercial, MF, PUD, Hospitality, Single Family & Storage. The northeast corner lies at the intersection of US Hwy 40 (Main Street) and County Road 5, while the adjacent County Road 50 would act as a natural ingress and egress point for development on the east side of the property.

County Road 50 also splits the land to the west for easy access to new neighborhoods.

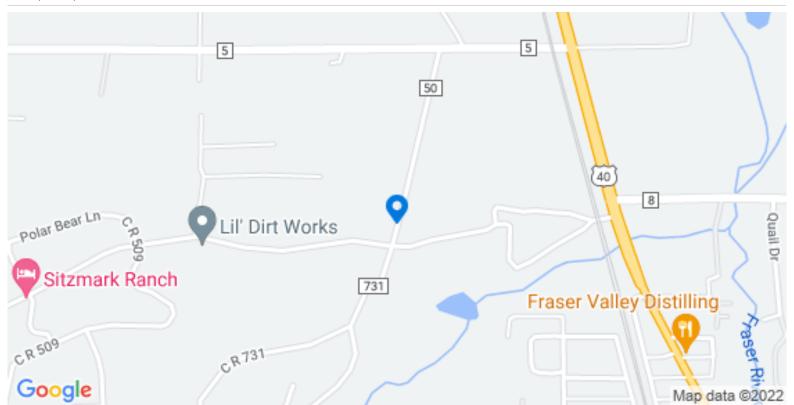
The forthcoming Fraser Valley Parkway (FVP) will pass through the center of the land using a portion of County Rd. Grand County will handle wetlands mitigation. The construction of southern portion of the FVP will create addition intersections for neighborhood access

The mill pond and St. Louis Creek will be utilized by the TOF for water augmentation plans, giving a developer great leverage and a potential water amenity.

Grand County has split-zoned this land "Residential & Business" which is exceptionally broad and will support most all uses. More information can be found on Pages 7 & 18 of the following link:

https://www.co.grand.co.us/DocumentCenter/View/523/Zoning-Regulations? bidld= (https://www.co.grand.co.us/DocumentCenter/View/523/Zoning-Regulations? bidld= (https://www.co.grand.co.us/DocumentCenter/View/523/Zoning-Regulations. bidld= (https://www.co.us/DocumentCenter/View/523/Zoning-Regulations. bidld= (https://www.co.us/DocumentCenter/View/523/Zoning-Regulations. bidld= (https://www.co.us/DocumentCenter/View/523/Zoning-Regulations. bidld= (https://www.co.us

Property Offering includes two parcels: R028635, R074630



Property Photos (5 photos)













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Household Income	Age Demographics
Number of Employees	
Housing Occupancy Ratio	Renter to Homeowner Ratio