



25780 Gcr 50, Fraser, CO 80442

\$19,500,000

128ac Mixed Use Development Opportunity

128ac Mixed Use Development Opportunity - Winter Park, Colorado



John Sanderson
CO
970.531.9926

Listing Added: Today
Listing Updated: Today



Details

Asking Price	\$19,500,000	Property Type	Land
Subtype	Commercial, Industrial, Residential	Permitted Zoning	Residential/Business
Lot Size (acres)	128	Broker Co-Op	Yes
APN	R028635, R074630	Ownership	Trust

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?bidId=> (<https://www.co.grand.co.us/DocumentCenter/View/523/Zoning-Regulations?bidId=>)

Property Offering includes two parcels: R028635, R074630



Property Photos (5 photos)



Sign In to View

Household Income



Age Demographics



Number of Employees



Housing Occupancy Ratio

Renter to Homeowner Ratio