

Downtown Georgetown



Gateway to the Rockies
5 Ski Resorts Located
within 40 Miles

New Construction
Bighorn Crossing
Apartments

RoundAbout Bus Stop
Silver Queen Condos

Georgetown Lake

.52 Acres

Clear Creek Dr.

Rare 0.52 Acres of Vacant Land in Historic Georgetown

SALE
CLEAR CREEK DRIVE
Georgetown, CO 80444

PRESENTED BY:
OXANA EREMIANTS
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PROPERTY SUMMARY



PROPERTY DESCRIPTION

This prime residential land offering presents a unique opportunity for developers in Georgetown. Located in the coveted Meadows neighborhood, the property is situated directly across from the scenic Georgetown Lake. The listing encompasses three adjacent parcels totaling approximately 0.52 acres, currently zoned for single-family residential use. The largest parcel allows for multi-family (duplex) use, and the town may be open to rezoning for further multi-family development, given its proximity to nearby condo and townhome communities and the increasing demand for additional housing.

OFFERING SUMMARY

SALE PRICE:	\$1,450,000
LOT SIZE:	0.52 Acres

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PROPERTY HIGHLIGHTS

- Three adjacent parcels totaling approximately 0.52 acres
- Flat buildable lots
- Currently zoned for single-family residential and duplex (largest parcel)
- Potential for rezoning to further multi-family use
- Utilities available at the street
- Scenic views of Georgetown Lake across the street
- Conveniently located bus stop at the corner of the property
- Easy transportation throughout Georgetown and to nearby towns, including Idaho Springs and Silver Plume
- Boat ramp across the street



45 Miles to
Downtown Denver
→

Georgetown Lake

Clear Creek Dr.

.52 Acres



ADDITIONAL PHOTOS



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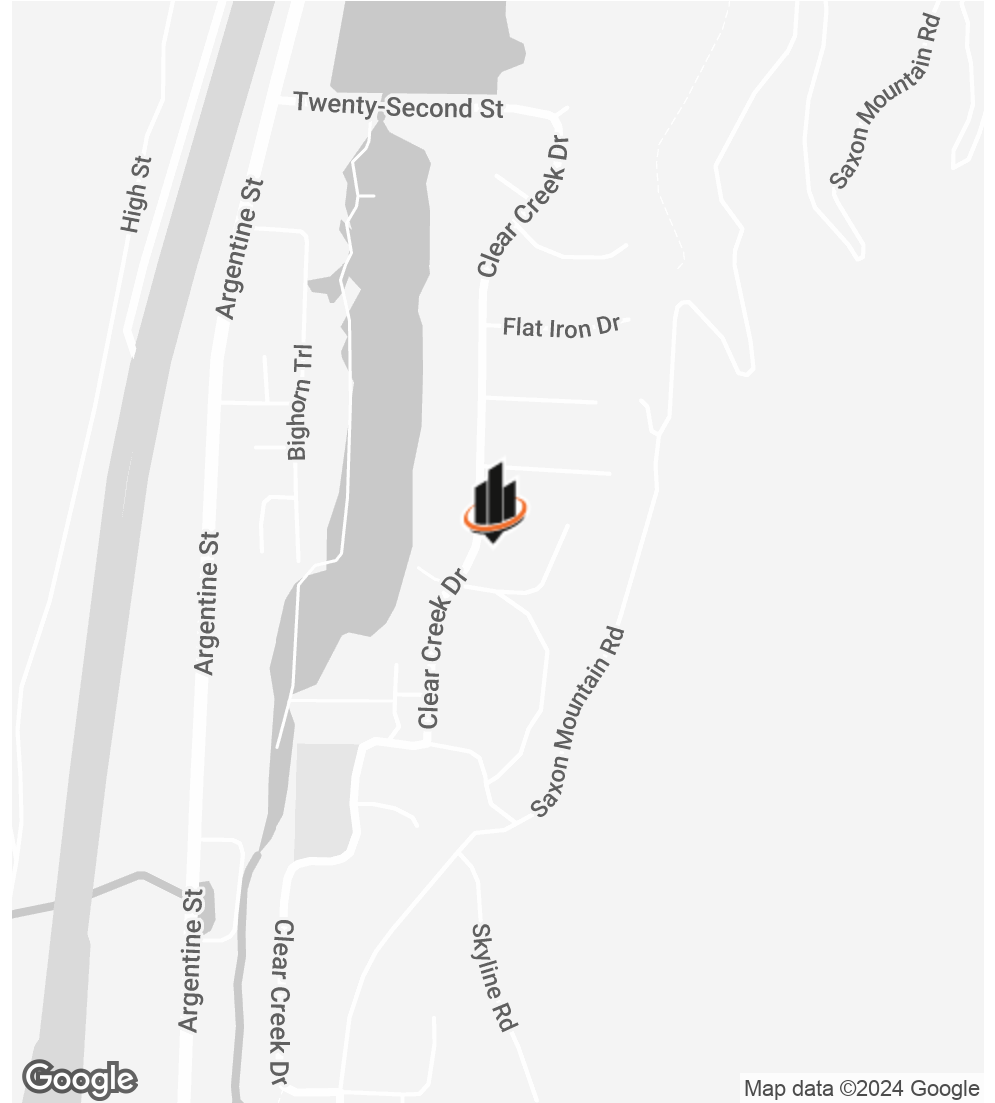
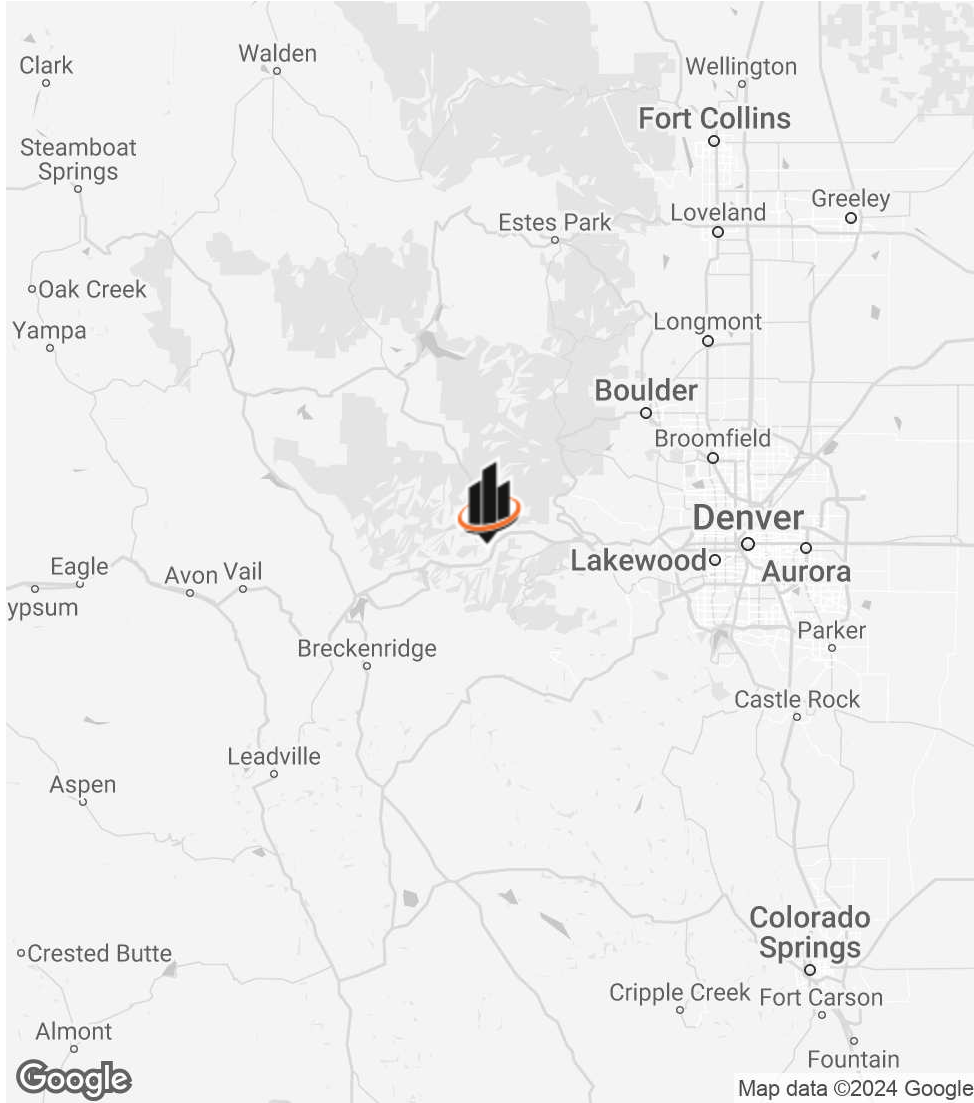
ADDITIONAL PHOTOS



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LOCATION MAP



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GEORGETOWN, CO HIGHLIGHTS



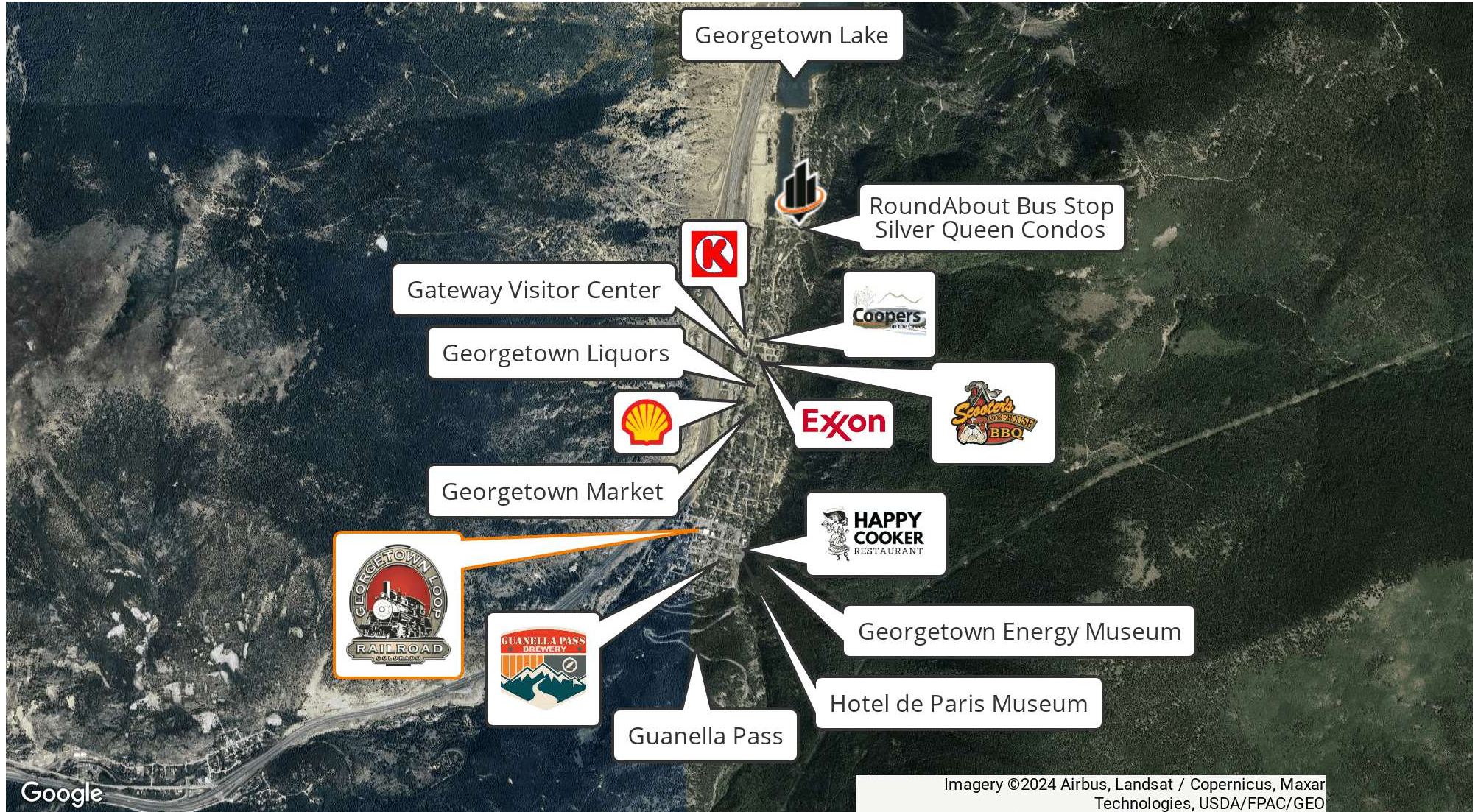
Nestled in the heart of Colorado's Rocky Mountains at 8,530 feet, Georgetown is a charming historic town known for its picturesque scenery, outdoor adventures, and vibrant heritage. Located just off I-70, Georgetown provides convenient access to Denver while offering prime access to world-class ski destinations: Loveland Ski Area (17 miles), Arapahoe Basin (20 miles), Winter Park (27 miles), Keystone Resort (32 miles), Copper Mountain (38 miles), Breckenridge (41 miles), and Vail (53 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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RETAILER MAP



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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.

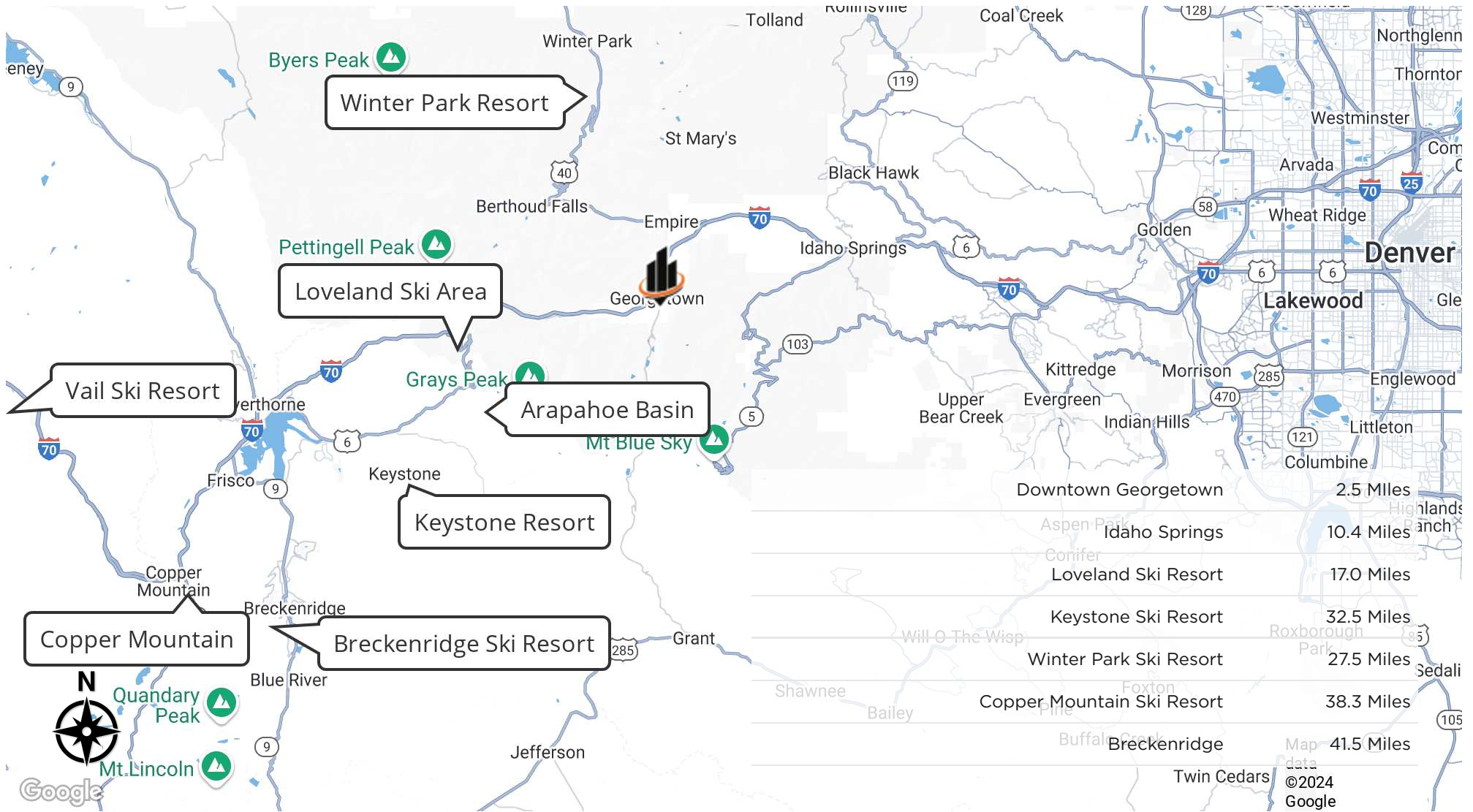


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NEARBY SKI RESORTS



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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

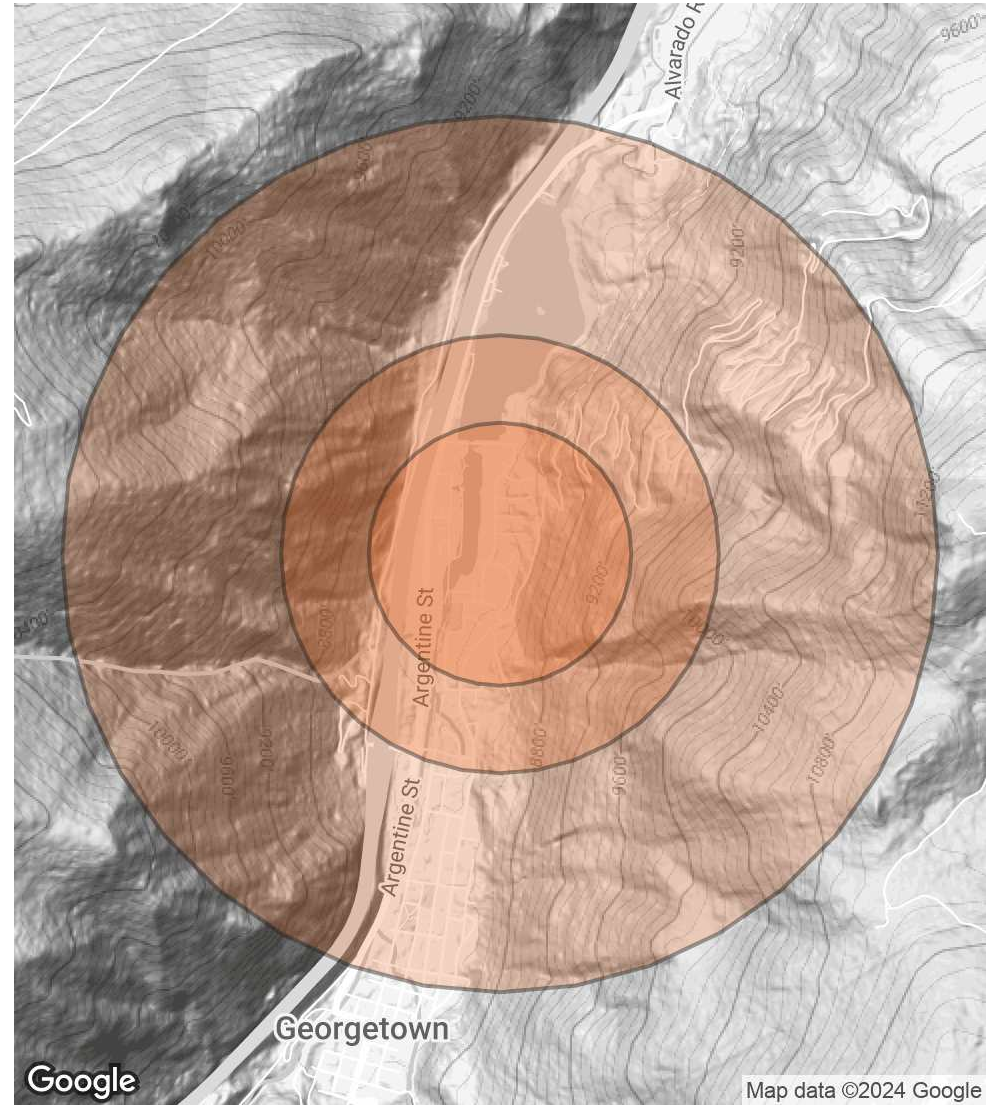
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	356	490	1,016
AVERAGE AGE	45	45	45
AVERAGE AGE (MALE)	44	44	44
AVERAGE AGE (FEMALE)	47	47	47

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	173	238	494
# OF PERSONS PER HH	2.1	2.1	2.1
AVERAGE HH INCOME	\$110,413	\$110,412	\$110,408
AVERAGE HOUSE VALUE	\$533,065	\$533,167	\$533,726

Demographics data derived from AlphaMap



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SALE COMPS



2500 MAJOR ANDERSON DRIVE UNIT #2500

Georgetown, CO 80444

Sold 10/17/2024

PRICE: \$712,000 **BLDG SIZE:** 2,348 SF
YEAR BUILT: 1998 **PRICE/SF:** \$303.24

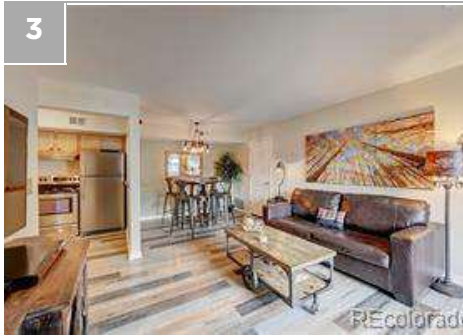


1471 MAIN STREET

Georgetown, CO 80444

Sold 11/4/2024

PRICE: \$450,000 **BLDG SIZE:** 1,350 SF
YEAR BUILT: 1973 **PRICE/SF:** \$333.33



1890 ARGENTINE STREET UNIT #D304

Georgetown, CO 80444

Sold 8/15/2024

PRICE: \$360,000 **BLDG SIZE:** 878 SF
YEAR BUILT: 1973 **PRICE/SF:** \$410.02



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SALE COMPS



2150 BIGHORN TRAIL

Georgetown, CO 80444

On Market

PRICE:	\$575,000	BLDG SIZE:	1,296 SF
YEAR BUILT:	2019	PRICE/SF:	\$443.67



2115 HUMMINGBIRD WAY UNIT #204

Georgetown, CO 80444

On Market

PRICE:	\$459,000	BLDG SIZE:	705 SF
YEAR BUILT:	2024	PRICE/SF:	\$651.06



2121 HUMMINGBIRD WAY UNIT #101

Georgetown, CO 80444

On Market

PRICE:	\$349,000	BLDG SIZE:	473 SF
YEAR BUILT:	2024	PRICE/SF:	\$737.84



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.52 Acres

SOLD
Sept 2024
\$319,000
Lot Size
.11 Acres

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