



APRÈS WINTER PARK

PRIME ENTITLED LAND **DOWNTOWN WINTER PARK**

FULLY DESIGNED 10-UNIT LUXURY CONDO BUILDING



TABLE *of* CONTENTS

I EXECUTIVE SUMMARY
Land Breakdown.....4
Executive Summary.....5
Plat.....7

II PROPERTY OVERVIEW
Land Overview.....10
Comparables.....12

III LOCATION OVERVIEW
Winter Park Overview.....17
About Navpoint.....21

I EXECUTIVE SUMMARY



 WINTER PARK • COLORADO

LAND BREAKDOWN



PURCHASE PRICE

\$975,000



ACRES

0.351

15,295.32 SF



FULLY DESIGNED

10-UNIT

LUXURY CONDOMINIUM
SITE



PRICE PER UNIT

\$97,500

BUILT IN
2022

ADJACENT PROJECT
NOT A PART

EXECUTIVE SUMMARY

NavPoint Real Estate Group has been exclusively retained to present this opportunity in the heart of downtown Winter Park, Colorado. The 0.351-acre parcel is fully platted and designed for 10 luxury condominium units adjacent the newly built (2022) and remodeled Après Winter Park project. Within walking distance of all the Winter Park has to offer, and just five minutes down the road from Winter Park Resort, this location is one of very few developable parcels available in downtown Winter Park.



APRÈS
WINTER
PARK

PARCEL B
15,295.32 SF
0.351 ACRES

Domino's

Ski Butlers

SOUTH + WEST
PROVISIONS

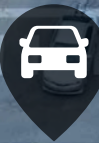
BACON

Nomaste Foods

The Sweet Life
Candy Store

Stop 'n Save

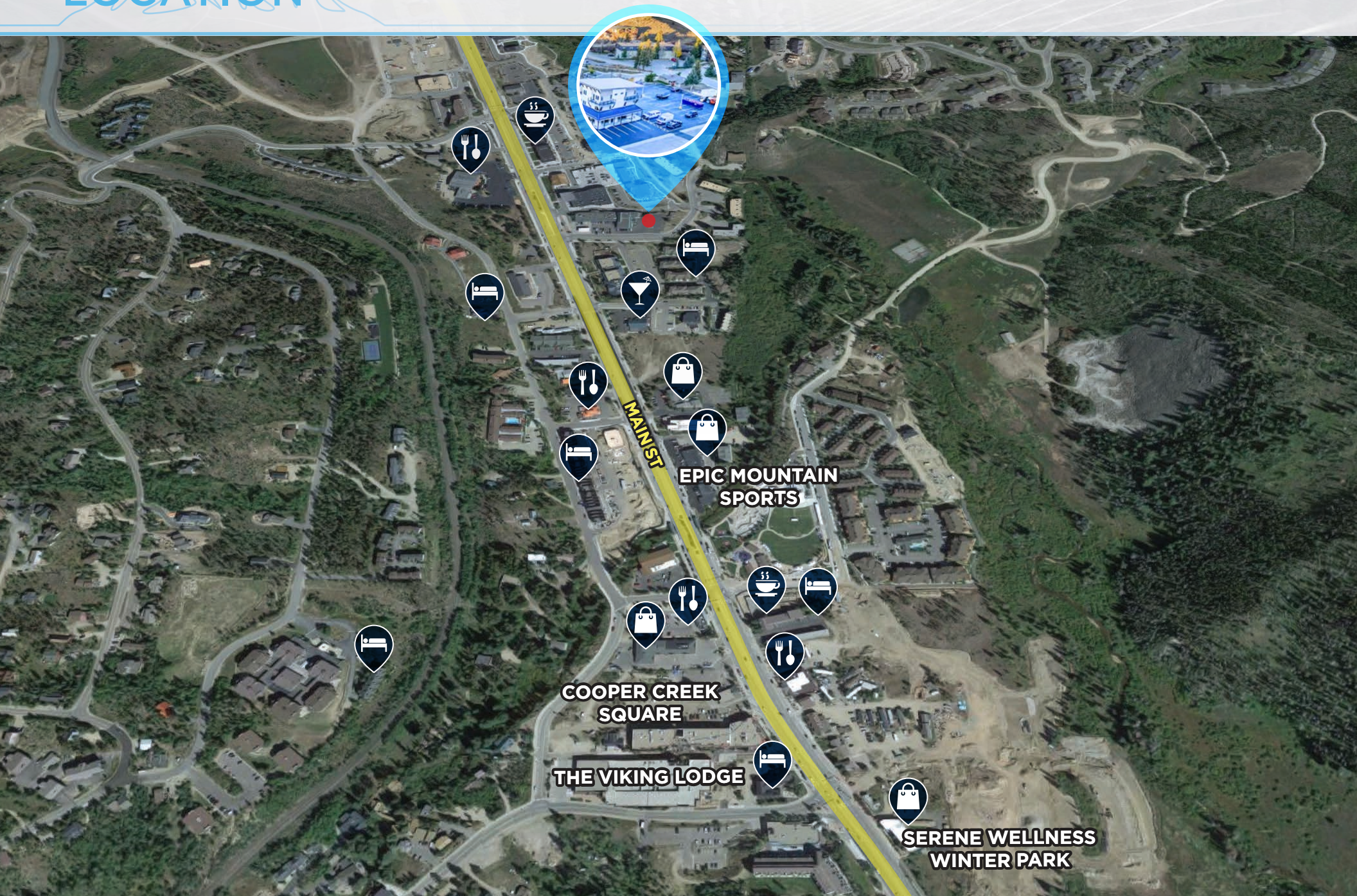
HIGH COUNTRY DR



7,500
VEHICLES
PER DAY

Winter
park
RESORT
5 MIN SOUTH →

LOCATION



II PROPERTY OVERVIEW



➤ WINTER PARK • COLORADO



LAND OVERVIEW

NavPoint Real Estate Group has been exclusively retained to present this opportunity in the heart of downtown Winter Park, Colorado. The 0.351-acre parcel is fully platted and entitled for 10 luxury condominium units.

All told, the Seller has invested roughly \$150,000 to obtain full building plans including civil engineering work, and building architectural drawings just shy of construction documents. Existing condo association ready to absorb 10 additional units from this project.

This location is on the hard corner of US Hwy 40 and Hi County Dr in downtown Winter Park. With a local bus stop at this corner, the site is 11 minutes from the base of Winter Park Ski Resort via free public transport!



LAND OVERVIEW



TENANT MIX – The adjacent shopping center is newly renovated and houses Wake N’ Bacon, a breakfast eatery, South and West Sandwich shop, Namaste Indian, and Dominoes Pizza. Additionally, Ski Butlers, a national full-service ski rental shop, has just signed a lease in this center.

THE FITNESS CENTER in the Après Winter Park Condominium building will be available to all future owners of the 10 designed condos to be built on the subject property. This use is protected by the Condo association governing the newly constructed units in the Après condo development.

LAND BREAKDOWN

Land Price	\$825,000
Cost of Entitlements, Subdivision Replat, & Drawings	\$150,000
Acres	0.351 Acres (15,295.32 SF)
Land Price Per Platted Condo	\$82,500
Total Purchase Price	\$975,000

COST BREAKDOWN

Land	\$825,000.00
Price Per Condo	\$82,500.00
PPSF Per Unit	\$850.00
Avg. Unit SF	1,765 SF
Potential Retail Sales Price	\$1,500,250.00
Dirt Cost as function of Retail Sales Price	5.50%

SITE PLANS



LEVEL 1



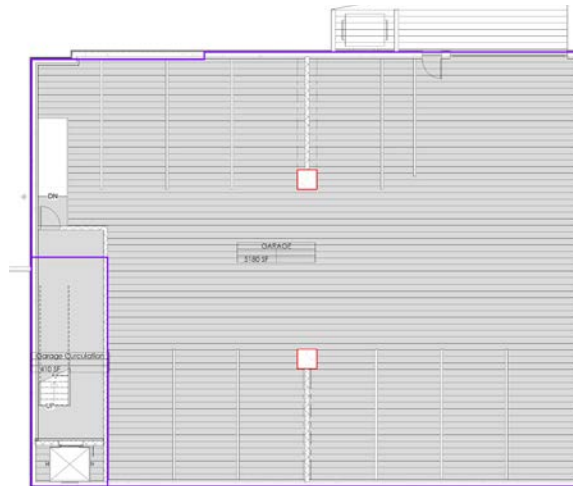
LEVEL 2



LEVEL 3



LEVEL 4



GARAGE LEVEL

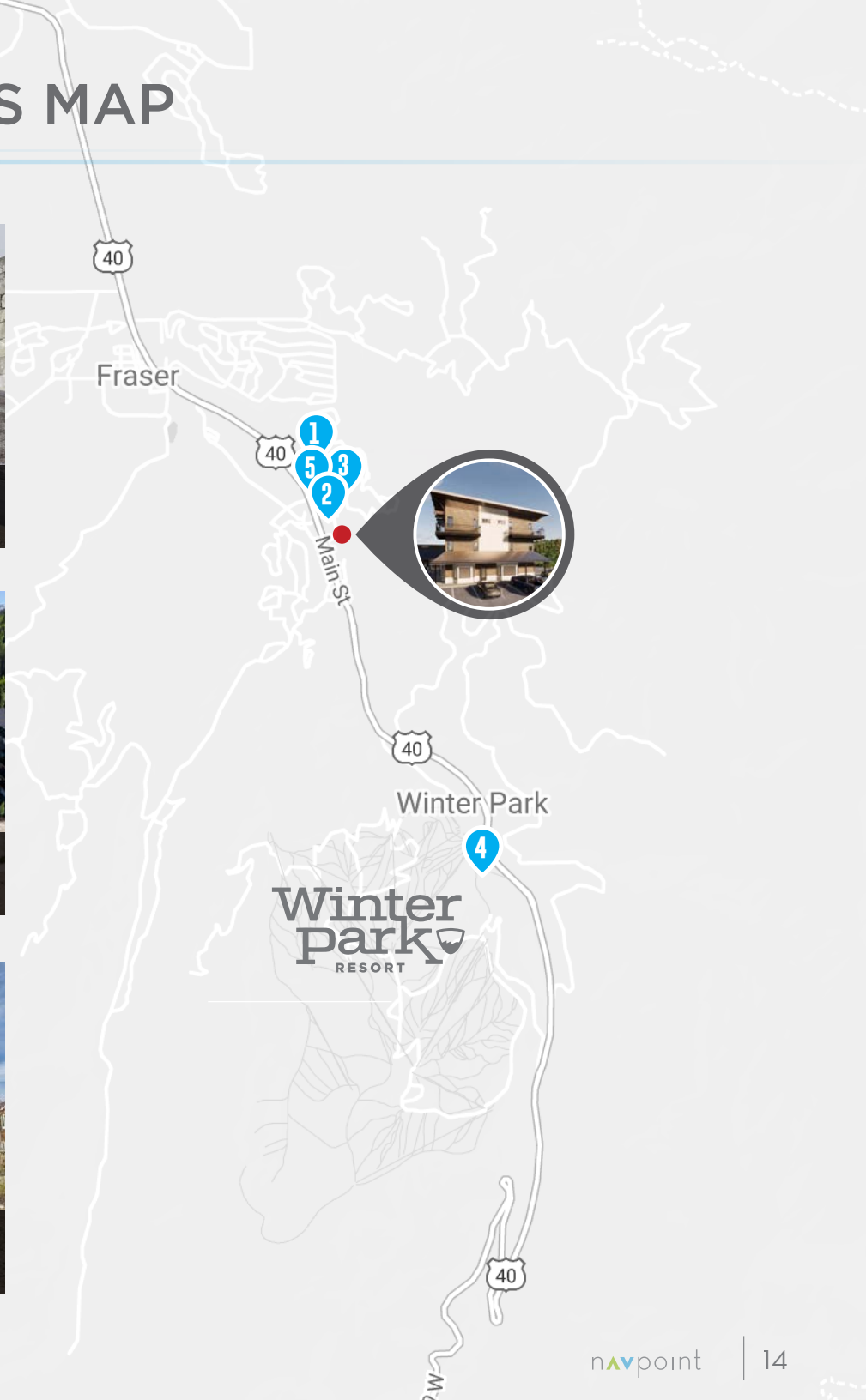


SOLD CONDO COMPARABLES



ADDRESS	144 Ski Idlewild #2307 Winter Park, CO	US Hwy 40 #202 Winter Park, CO	144 Ski Idlewild #2202 Winter Park, CO	422 Iron Horse #101 Winter Park, CO	520 Baker Winter Park, CO
STYLE	One Level 2 Bed 2 Bath	FourPlex 2 Bed 2 Bath	One Level 3 Bed 2 Bath	One Level 2 Bed 2 Bath	Two-story 2 Bed 2 Bath
SALE DATE	8/28/2023	6/15/2023	5/1/2023	7/31/2023	8/9/2023
SALE PRICE	\$945,000	\$859,000	\$1,249,000	\$1,199,000	\$865,000
SALE PRICE (PER SF)	\$851	\$851	\$863	\$878	\$824
BUILDING SIZE	1,110 SF	1,009 SF	1,448 SF	1,365 SF	1,049 SF
YEAR BUILT	2022	2020	2022	2018	2007

SOLD CONDO COMPARABLES MAP



APRÈS WINTER PARK



APRÈS WINTER PARK



ADJACENT NEW LUXURY CONDO UNITS



III LOCATION OVERVIEW



 WINTER PARK • COLORADO

WINTER PARK

WINTER PARK, COLORADO, is home to approximately 1,500 residents, making it a charming and close-knit community. The median age of the population in Winter Park is around 39 years, indicating a diverse mix of young professionals, families, and retirees. Winter Park is known for its safe and friendly environment, contributing to its appeal as a desirable place to reside. Residents enjoy a vibrant community spirit, fostered by numerous local events, festivals, and gatherings throughout the year.



WINTER PARK

The region experiences a delightful mountain climate, with snowy winters and mild summers, making it an attractive destination for both winter sports enthusiasts and nature lovers. The region's picturesque landscape and proximity to world-class skiing, snowboarding, and outdoor activities attract both residents and tourists alike.



WINTER PARK

HOUSEHOLD INCOME

The median household income in Winter Park is \$65,000 per year, showcasing a stable and economically vibrant community.

EDUCATION LEVEL

Winter Park boasts an educated population, with a significant percentage of residents holding at least a bachelor's degree, contributing to a skilled workforce.

EMPLOYMENT OPPORTUNITIES

The area offers a thriving job market with a balanced mix of industries, including tourism, outdoor recreation, and local services.



WINTER PARK

TOURISM IMPACT

Winter Park's popularity as a sought-after winter destination significantly contributes to the local economy and provides opportunities for property investment.

LOCAL AMENITIES

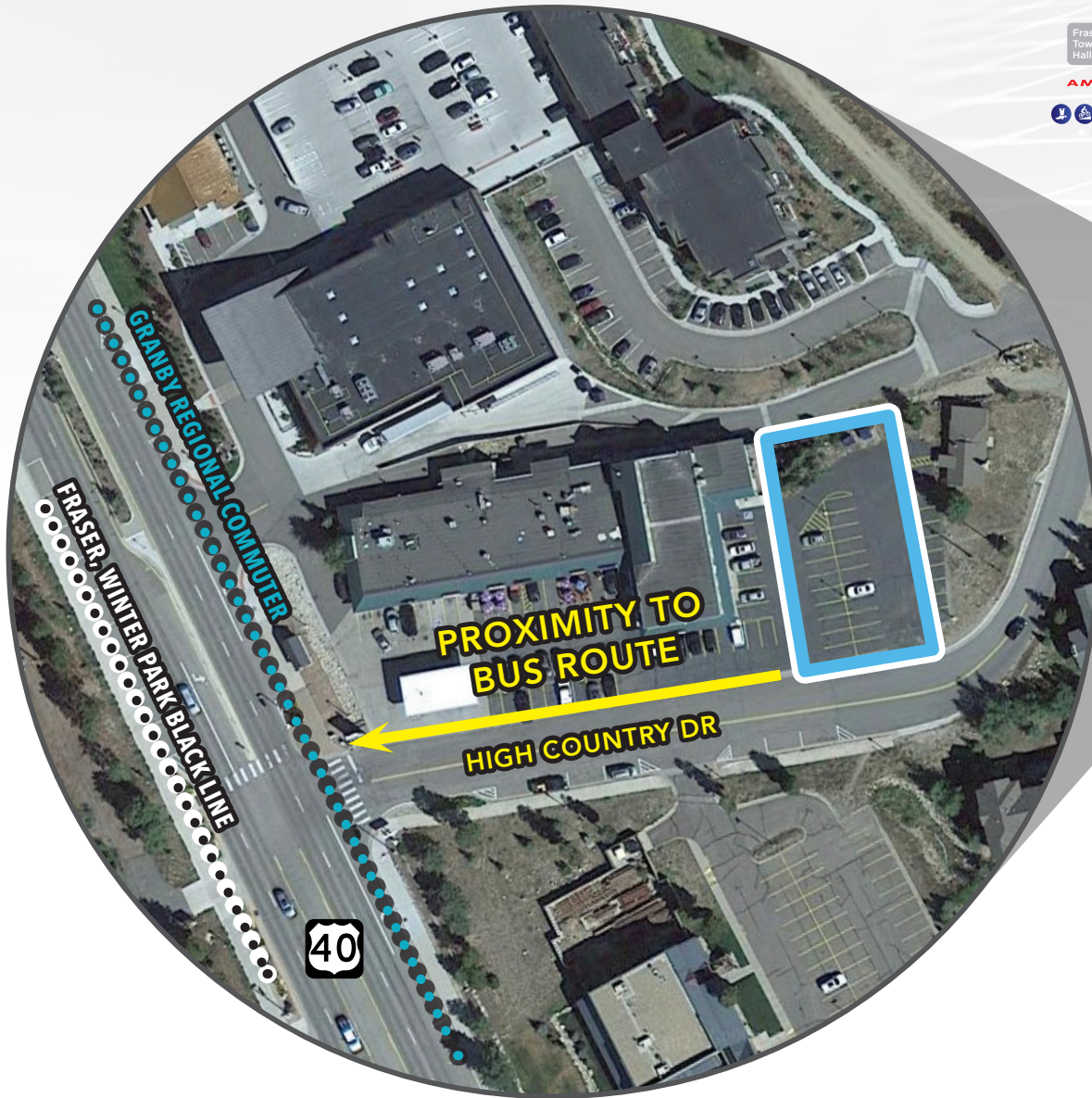
The town offers an array of amenities, including restaurants, shops, cultural events, and year-round recreational facilities, ensuring a high quality of life for residents.

REAL ESTATE INVESTMENT POTENTIAL

The town's steady growth, combined with its unique mountain charm, makes Winter Park an attractive prospect for real estate investors seeking long-term value and potential appreciation.



WINTER PARK PROXIMITY TO BUS ROUTE | TO BASE OF SKI AREA



ABOUT NAVPOINT

NavPoint Real Estate Group is a comprehensive commercial real estate services firm based in Colorado. Our firm specializes in acquisitions, dispositions and leasing across all product types throughout Colorado and the Western United States. Our spectrum of services allows us to successfully address even the most challenging real estate needs. Our core services include:



Our Mission — At NavPoint Real Estate Group, we strive to exceed the expectations of our clients by providing a clear route to success in every real estate transaction. We put people above profits and allow this philosophy to shape our success.

We are a boutique, Colorado-based firm but our resources and expertise are on par with any national organization. Our size allows us to be nimble, hands-on and attuned to the needs of our individual clients. We provide a level of attention only a privately-owned firm can offer. Our team has completed over 900 transactions and is currently involved in the exclusive brokerage of well over 2,000,000 SF of commercial real estate.

OVER
\$1.27B
IN CLOSED TRANSACTIONS
Since 2011



APRÈS WINTER PARK

PRIME ENTITLED LAND DOWNTOWN WINTER PARK

FULLY DESIGNED 10-UNIT LUXURY CONDO BUILDING



navpoint
REAL ESTATE GROUP



MATT CALL *Principal*
matt.call@navpointre.com
c: 303.956.5781 o: 720.420.7530

CONFIDENTIALITY & DISCLAIMER

The property described herein is being offered for sale in an "as-is, where-is" condition and Seller and NavPoint Real Estate Group make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. Information within this Confidential Offering Memorandum was obtained from sources we believe to be reliable; however, we have not verified its accuracy and make no guarantee, warranty or representation about it. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller.

It is submitted subject to the possibility of errors, omissions, change of price or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. This Confidential Investment Summary is subject to the terms of the property transaction. The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum. Reproduction, disclosure, or distribution of this document and its contents is strictly prohibited without the expressed written consent of NavPoint Real Estate Group. ©2023, NavPoint Real Estate Group.