



Lot C01 Hwy 285 | Fairplay, CO 80440

Don't miss this rare opportunity to own a prime 2.88-acre commercial lot located directly on Hwy 285 in Fairplay, Colorado. Positioned across the street from the Dollar General Store, this undeveloped parcel offers exceptional visibility and easy access—ideal for a wide range of commercial developments.

Zoned Commercial, this property allows for a variety of permitted uses, including:

- Grocery Store
- Hotel or Motel
- Medical Facility
- Restaurant
- Retail Sales

Whether you're looking to build a business that serves the growing Fairplay community or invest in one of the few remaining highway-front properties of this size, this lot offers outstanding potential.



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