

Bayfield East

Video Link: <https://youtu.be/9tV8LqebmwM>

MLS #: 777447

Loopnet/CoStar Link: [43189 E Highway 160, Bayfield, CO 81122 - Bayfield East | LoopNet.com](https://www.loopnet.com/property/43189-E-Highway-160-Bayfield-CO-81122-Bayfield-East-LoopNet.com)

A 153.231 acre property comprised of four separate but contiguous tracts of land. The Property exists on the eastern periphery of the Town of Bayfield and was annexed into the Town on March 15, 2022 under the designation of PUD.

Approximately, 1,469 lineal feet of frontage along US Highway 160 East presents visibility and commercial development potential. Prospective uses include hotel, grocery, retail, restaurant, town center, mixed use, flex and office. Northern portions of the Property, located away from US Highway 160 East, afford high density residential, single family residential and multi-family residential.

East and West connectivity and access is also available in multiple streets within the Town of Bayfield - East Colorado Drive, East Oak Drive, East Mesquite Drive. North Bayfield Parkway, as proposed, affords access from the intersection with US Highway 160 East to East Oak Drive. The proposed extension of MacDonald Drive allows connectivity in a North/South pattern from North Bayfield Parkway to Dove

Approval has been granted by CDOT to “break the A-Line” and pursue an access permit for a signalized, full movement intersection of North Bayfield Parkway and US Highway 160 East. Necessary Traffic Studies have been completed and the Town of Bayfield has applied for access permits from CDOT. At present, the Town has engaged SEH Engineering to complete the design of the Intersection, extension of North Bayfield Parkway and the East Oak connection.

Irrigation water totaling 0.3 cfs will conveyed with the Property and will serve to offset any future demand for municipal use within the Town of Bayfield also aiding in the annexation/development.

Existing infrastructure such as a 12” water main, electricity and telephone are either crossing or abutting the Property. 8” sewer lines, natural gas lines and fiber optics are located in the CDOT right-of-way and various other connecting Town of Bayfield Streets, as well as the proposed intersection of North Bayfield Parkway and US Highway 160 East. The Town of Bayfield completed an expansion to its waste water treatment facility in 2010. In 2016 the Town completed an expansion to its domestic water treatment facility.

Adjoining uses include R-10 Residential, School, Business, vacant land and US Highway 160 East. The Bayfield School District has agreed to participate in the Intersection/Bayfield East Improvements and is actively involved in the North Bayfield Parkway extension to ensure improved access to the new Elementary School and the Middle School that adjoin Bayfield East.

Current Owners have considerable survey data, detailed conceptual plans, fiscal impact analysis, annexation impact analysis, traffic studies and considerable entitlement information available to qualified interested parties.

Call Derek McCoy – 970-759-6660 – derek@mccoyandco.com

