

15747 Highway 7

LYONS, COLORADO (UNINCORPORATED BOULDER COUNTY)

WHEELER
Properties

The Entrance to 62-Acres of Mountain Perfection

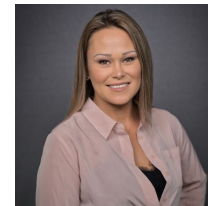


Wheeler Properties, Inc.

1130 38th Avenue, Suite B, Greeley, CO 80634

www.WheelerPropertiesInc.com • Office: 970-352-5860

Information deemed reliable, but not guaranteed. Price, terms and conditions subject to change.



**Jessica
Florez**

Cell: 970-545-0709

Overview of Property:

LYONS, COLORADO (UNINCORPORATED BOULDER COUNTY)

WHEELER
Properties



A - The Main Lodge



B - The Hall - Event Center



C - The Barn and Paddocks



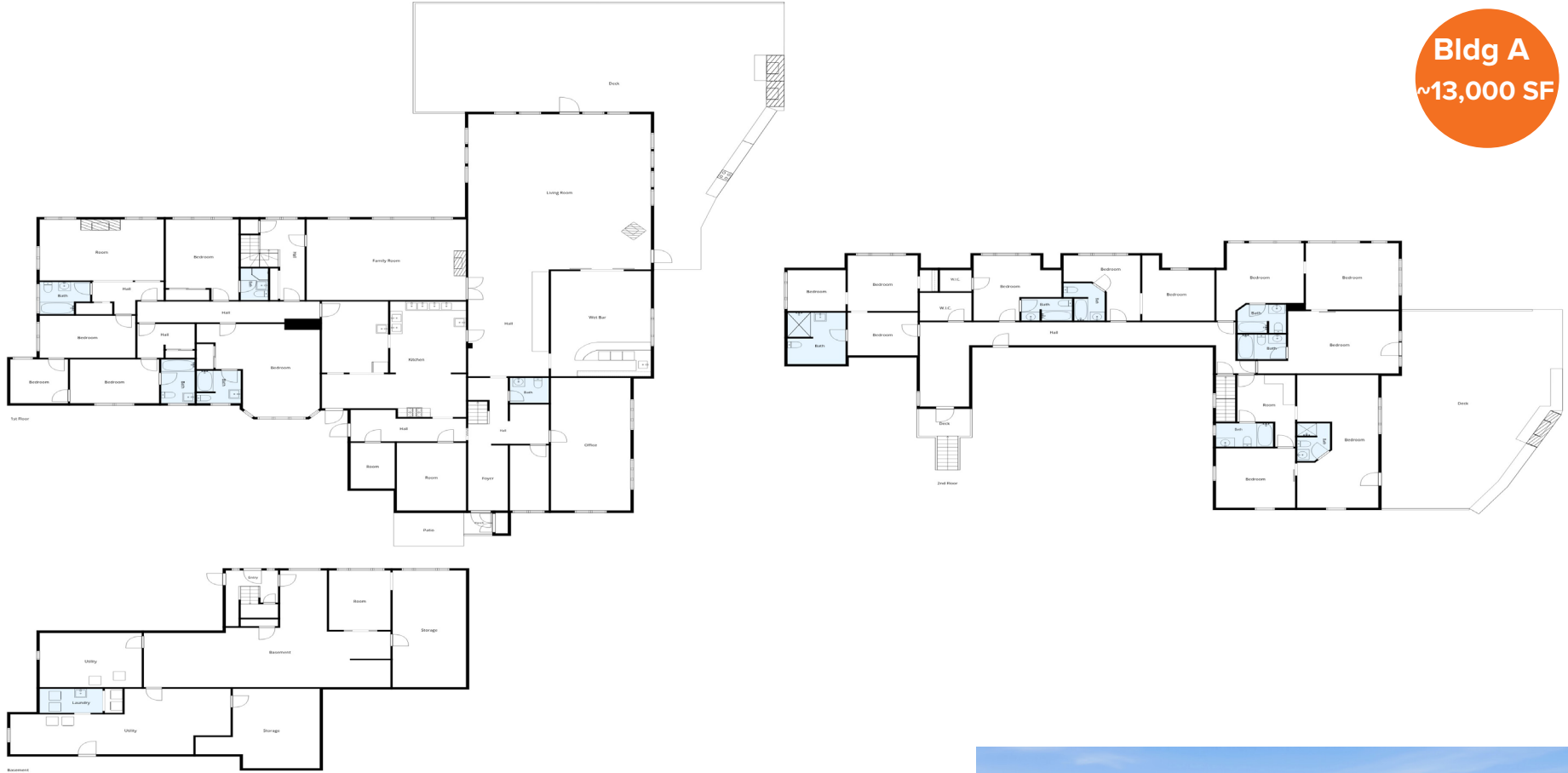
D - The Cabins

The Main Lodge (#A):

LYONS, COLORADO (UNINCORPORATED BOULDER COUNTY)

WHEELER
Properties

Bldg A
~13,000 SF



The Main Lodge: (~13,000 SF)

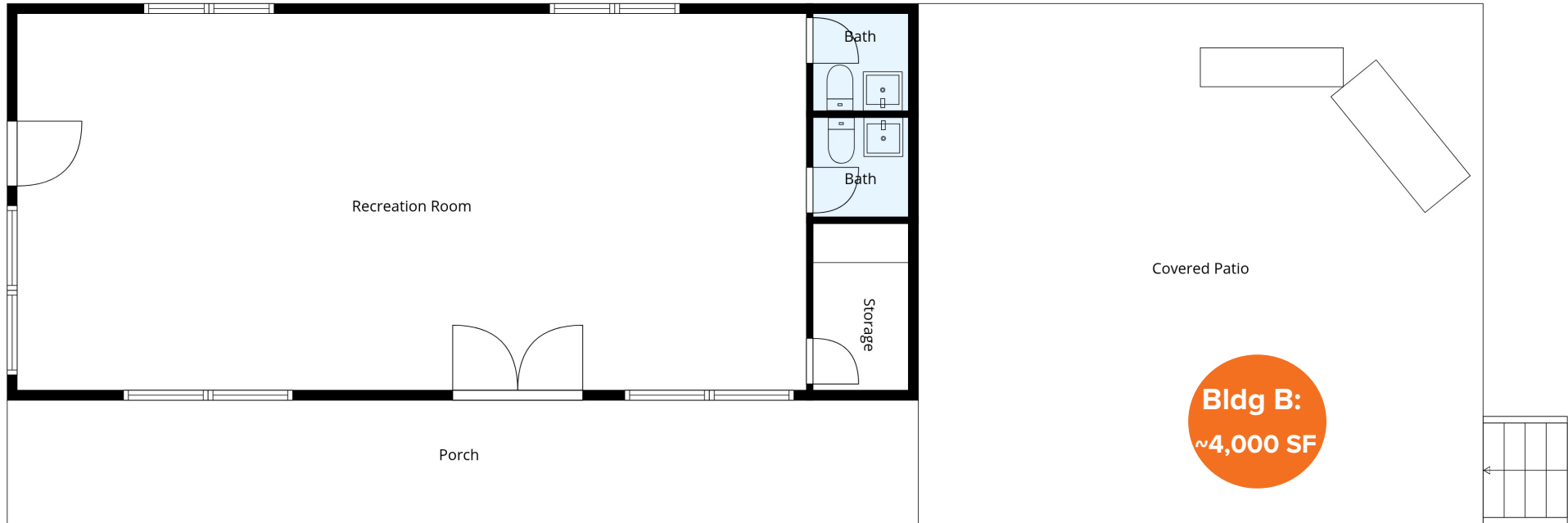
- ~13,000 Sq. Ft. Total Footprint
- **Commercial Kitchen:** Fully equipped and licensed.
- **2 Event Spaces & Bar:** Perfect for group dining, lectures, assemblies, or casual hangouts.
- **Upstairs Lodging:** Private, hotel-style suites for staff or premium guests.
- **On-Site Staff Quarters:** Dedicated living space for on-site management or camp counselors (Not pictured).



The Hall - Event Center (#B):

LYONS, COLORADO (UNINCORPORATED BOULDER COUNTY)

WHEELER
Properties



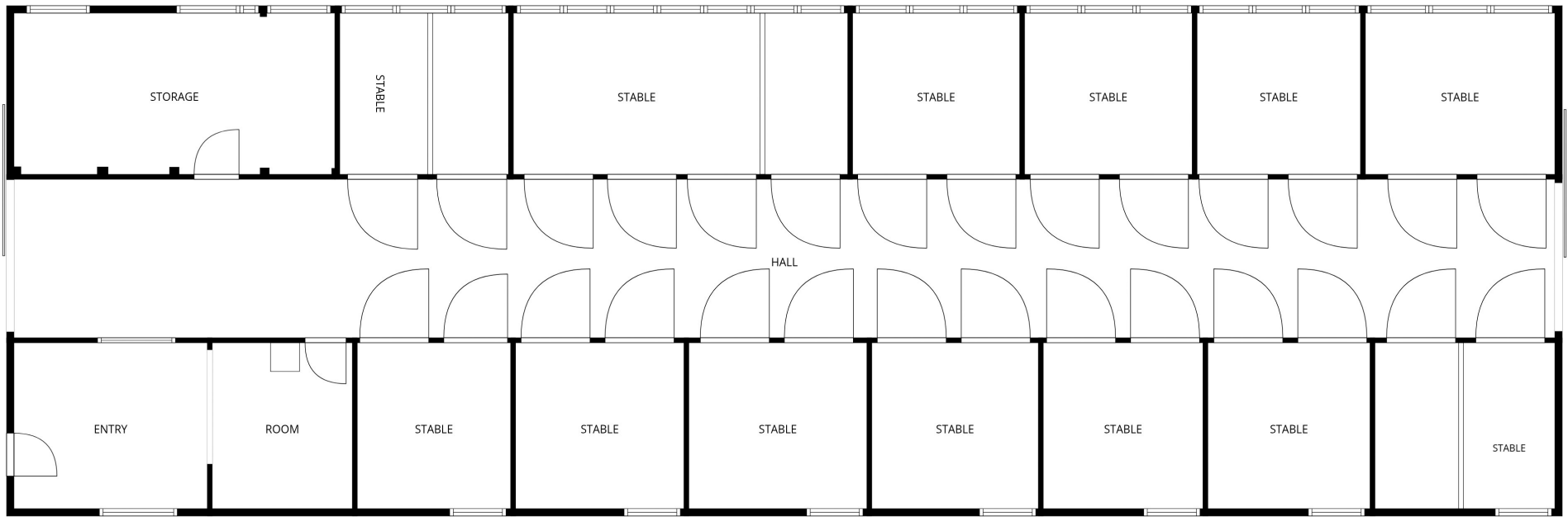
The Hall - Event Center: ~4,000 SF

- **Clear Span Assembly Venue:** 100' x 27' clear-span hall built with zero interior columns offering total flexibility for lectures, dances, or group assemblies.
- **High Ceiling Timber Construction:** Combines rustic mountain character with high-capacity commercial functionality.
- **Dedicated Restrooms:** Features two dedicated interior bathrooms so large groups can meet without returning to the main lodge.
- **Vested Expansion Rights:** County permits may allow an additional building extension.



The Barn and Paddocks (#C):

LYONS, COLORADO (UNINCORPORATED BOULDER COUNTY)



The Barn and Livestock Paddocks: (~5,280 SF)

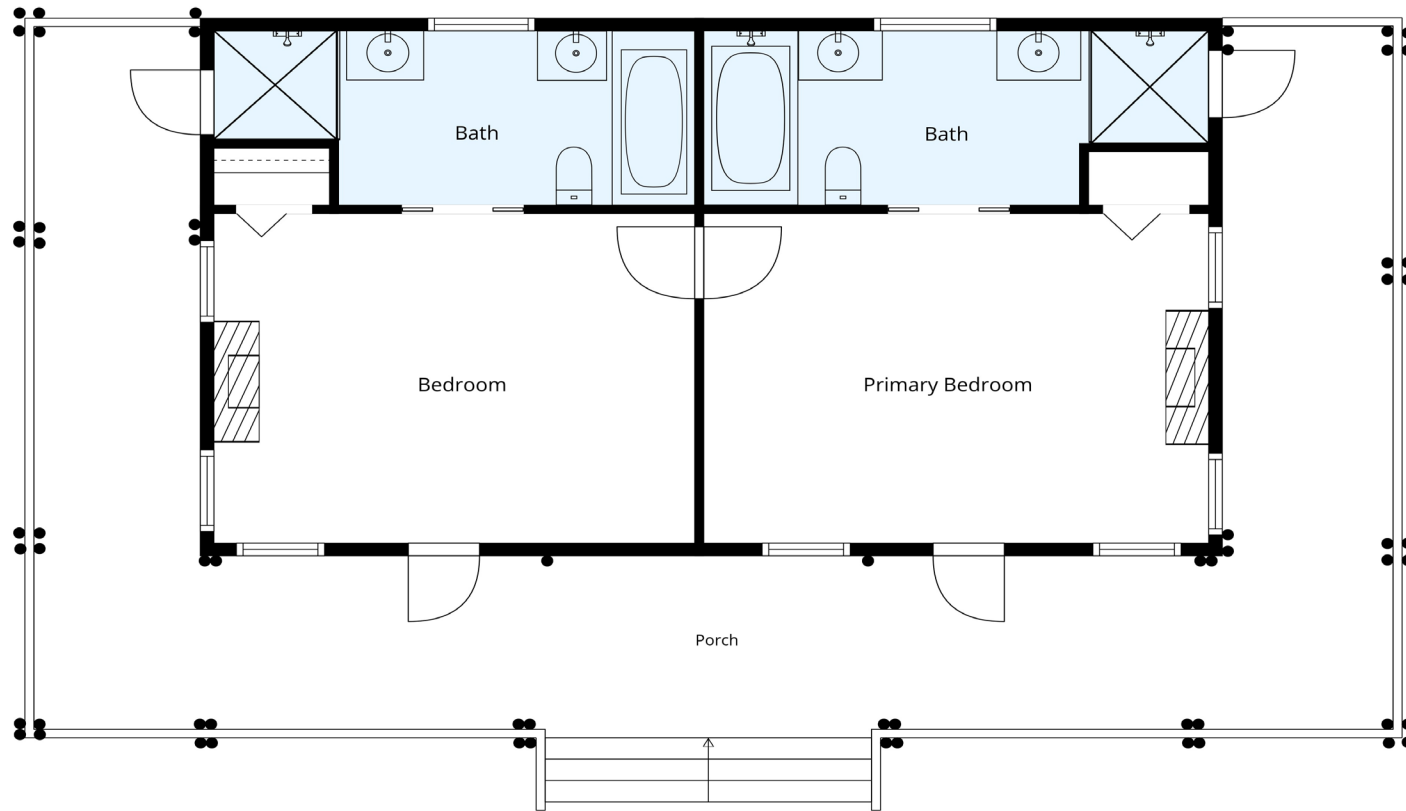
- **Barn:** A structured, multi-functional interior footprint designed for equestrian care and livestock management.
- **Stalls:** Individual interior stalls equipped for housing horses, llamas, alpacas, or other livestock.
- **Dedicated Tack Room:** A secure, enclosed room built specifically for organizing and storing saddles, bridles, harnesses, and riding equipment.
- **In-Barn Laundry Station:** On-site indoor laundry facilities (washers and dryers) dedicated to cleaning horse blankets, towels, and heavy gear right inside the building.
- **Feed & Equipment Storage:** Ample interior storage areas for feed, supplies, veterinary tools, and maintenance equipment.
- **Livestock Paddocks:** Approximately 9 shelters of various sizes.



The Cabins (#D: 1-4):

(UTE, CHEYENNE, SUNDANCE AND HOGAN)

WHEELER
Properties



Bldg D:
1-4
~3,126 SF

Premium Cabin Amenities at a Glance: (Combined: ~3,126 SF)

- **4 Remodeled Duplex Cabins:** 8 total private suites with connecting door options.
- **Cozy & High-End: Fireplaces,** Ceiling fans, and private balconies featuring outdoor hot tubs.
- **Spa-Style Bathrooms:** Heated tile floors, marble countertops, walk-in showers, and jetted tubs.
- **Flexible Sleeping:** Configured for 1 queen bed or 2 twin beds per unit.
- **Bonus Potential:** County pre-approved for additional duplex cabins.



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WHEELER
Properties

EXTERIOR PHOTOS



15747 Highway 7

LYONS, COLORADO (UNINCORPORATED BOULDER COUNTY)

WHEELER
Properties

INTERIOR PHOTOS



Demographic Summary

Allenspark (5 - 10 miles)
15747 State Highway 7, Lyons, Colorado, 80540
Ring band of 5 - 10 miles

Prepared by Esri
Latitude: 40.19394
Longitude: -105.51313

DEMOGRAPHIC SUMMARY

Allenspark
Ring band of 5 - 10 miles

KEY FACTS

2,602

Population



1,183

Households

54.7

Median Age

\$105,993

Median Disposable Income

EDUCATION

2.0%

No High School
Diploma



10.1%

High School
Graduate



24.3%

Some College/
Associate's
Degree



63.6%

Bachelor's/Grad/
Prof Degree

INCOME



\$138,524

Median Household
Income



\$79,460

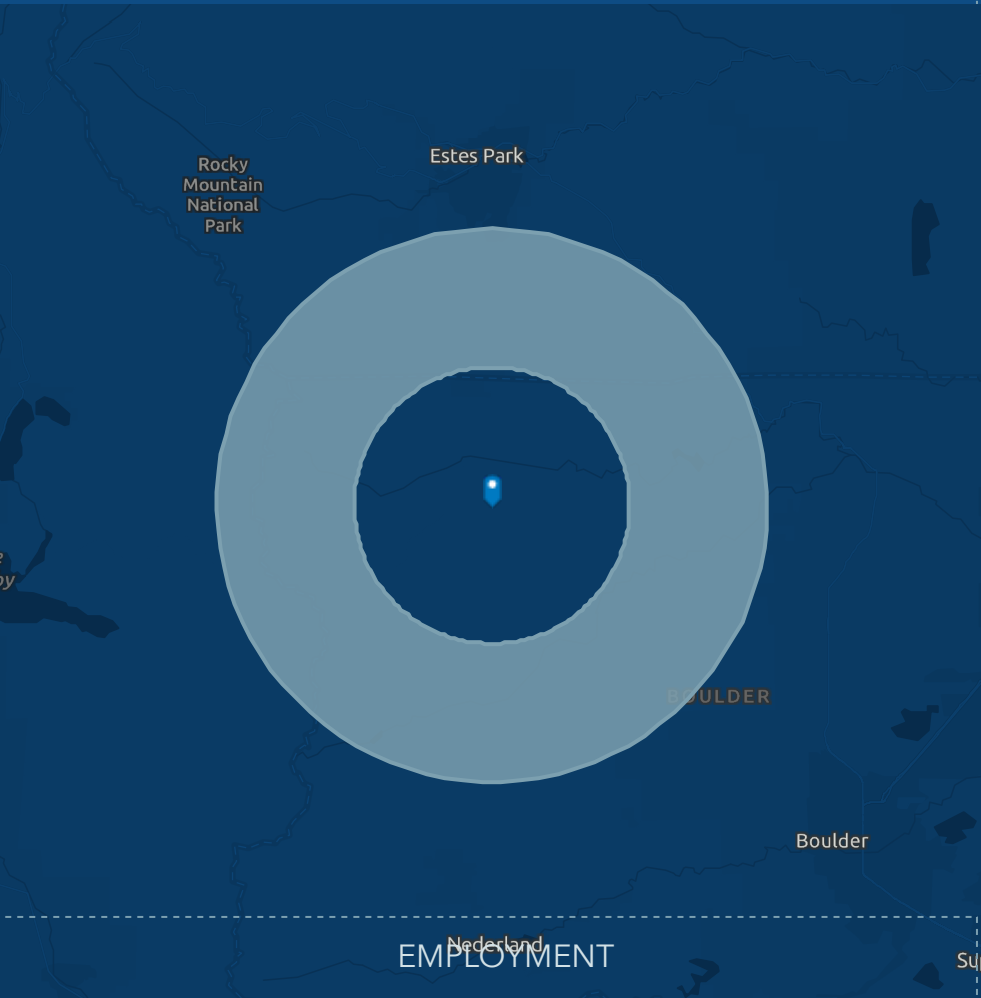
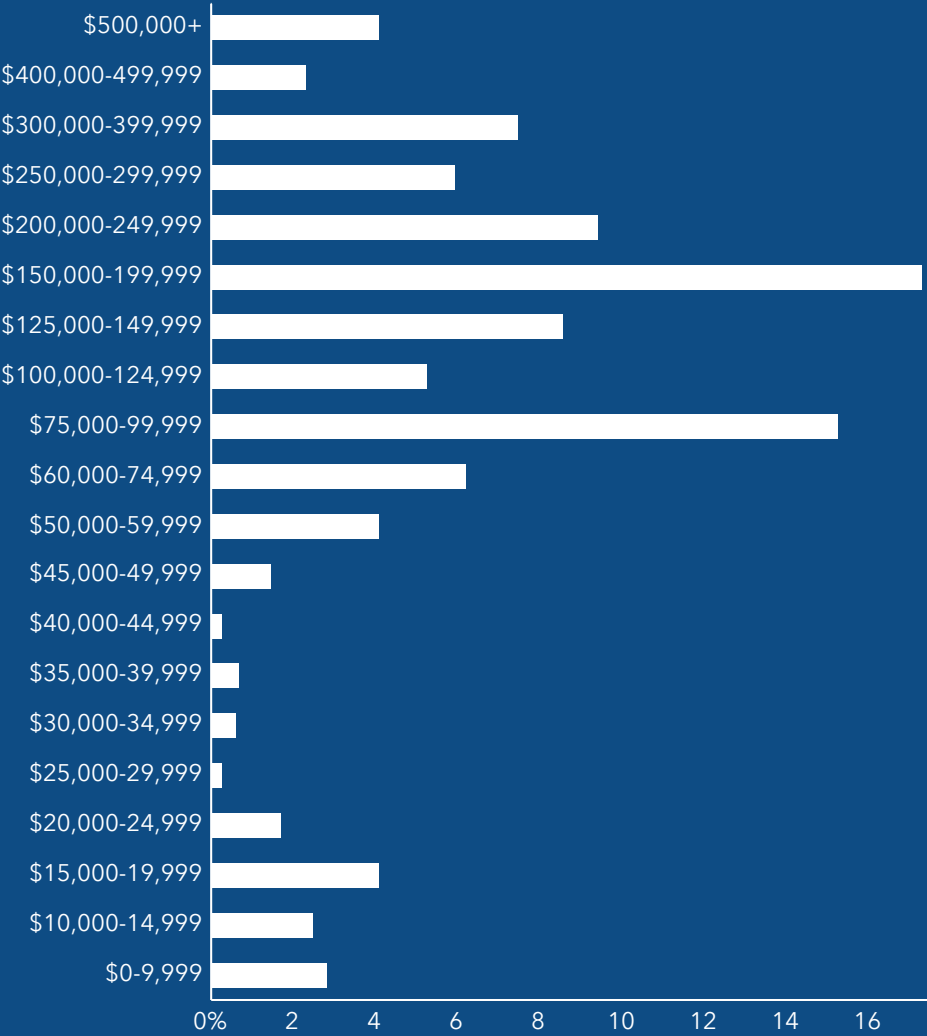
Per Capita
Income



\$1,203,212

Median Net
Worth

HOUSEHOLD INCOME



EMPLOYMENT

75.7%

White Collar



Blue Collar



Services

15.2%

10.1%

2.0%

Unemployment
Rate

Nonprofit Charitable Profile

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Nonprofit Charitable Profile

Allenspark
Ring band of 5 - 10 miles



Key Population Facts

1,183	\$1,203,212	\$138,524	54.7	\$105,993
Total Households	Median Net Worth	Median Household Income	Median Age	Median Disposable Income

Estimated Consumer Charitable Spending

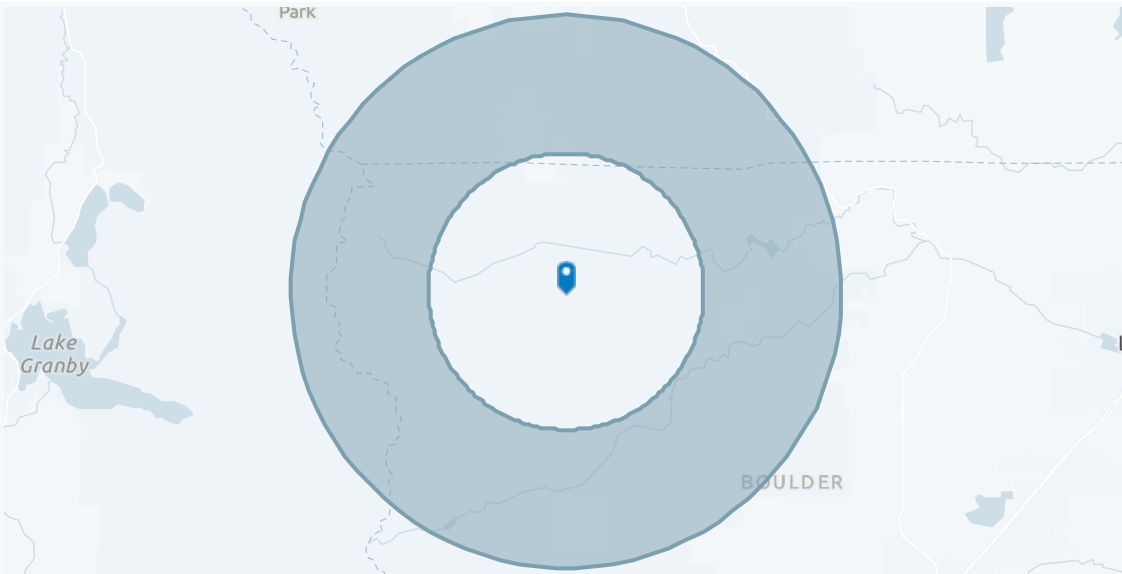
\$83,789	\$1,247,437	\$1,493,585
Gifts of Stocks/ Bonds/Mutual Funds	Cash Gifts to Charities	Other Cash Gifts
\$2,019,175	\$292,286	\$72,873
Cash Gifts to Churches/Religious Organizations	Cash Gifts to Educational Institutions	Cash Gifts to Political Organizations

Key Volunteer Behaviors (Index)

208	122	138
Served on Committee for Local Org	Engaged in Fundraising	Volunteered for a Charitable Org
124	111	147
Participated in Public Activity	Social Media: Follow Charitable Groups	Attended Public Meeting on Town or School Affairs

Estimated Market Potential for Charitable Giving (Index)

205	201	147	183
Arts or Cultural Organizations	Environmental Organizations	Health Organizations	Social Services Organizations



Source: This infographic contains data provided by Esri (2026, 2031), U.S. Census (2000, 2020), Esri-U.S. BLS (2026), Esri-MRI-Simmons (2026).

Shopping and Spending

Allenspark (5 - 10 miles)
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Latitude: 40.19394
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SHOPPING AND SPENDING

Allenspark
Ring band of 5 - 10 miles

Shopping

144

2026 Shopped at HomeGoods Store/3 Mo: Index

Which is more than 80% of all ZIP Codes

50

2026 Shopped at Family Dollar Store/3 Mo: Index

Which is less than 80% of all ZIP Codes

126

2026 Ordered Banking Service Online/6 Mo: Index

Which is more than 80% of all ZIP Codes

45

2026 Shopped at Amer Eagle Outfitters Store/3 Mo: Index

Which is less than 80% of all ZIP Codes

Disposable Income for this Area



\$133,786 ↑

Average Disposable Income is \$30,231 higher than Colorado, which has a value of \$103,555

Click a Spending Fact to Get More Details



An Interesting Facts infographic reveals information about your site that makes it distinctive compared to other areas using statistical comparisons. [Learn more about interesting facts.](#)

Source: This infographic contains data provided by Esri (2026).

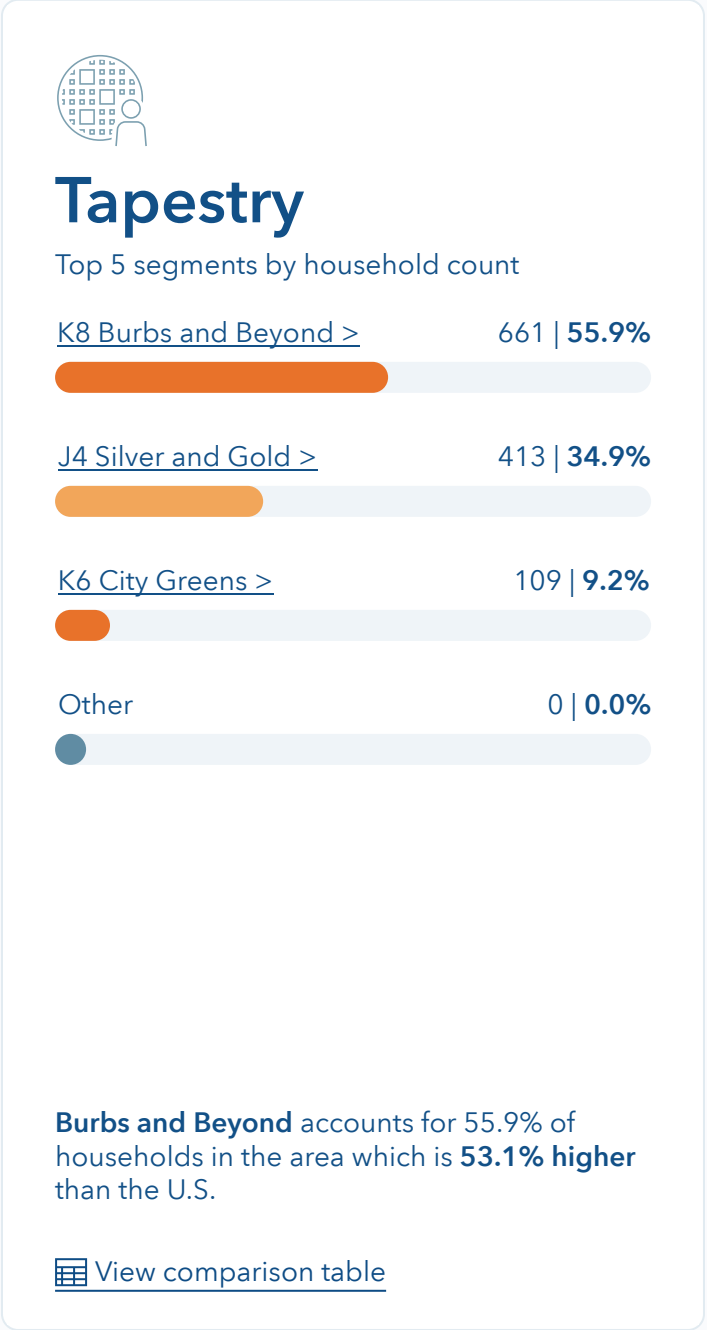
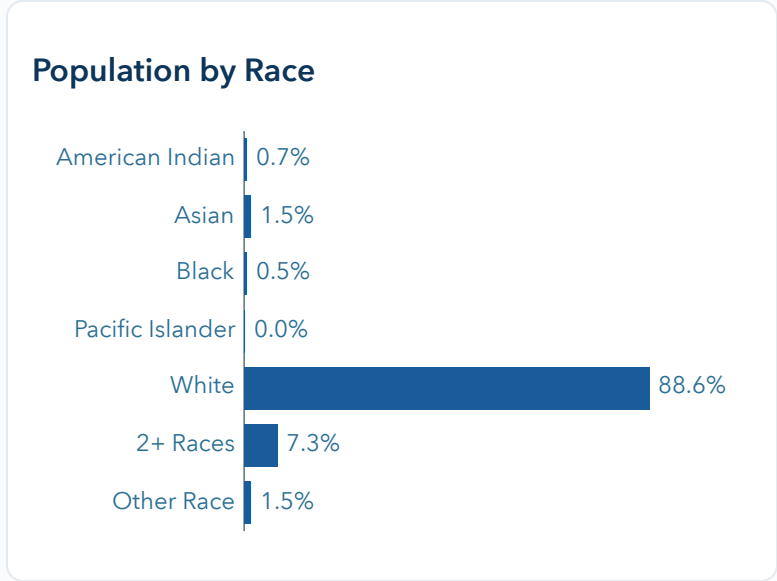
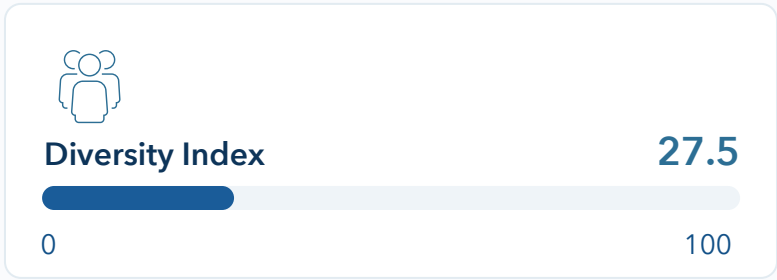
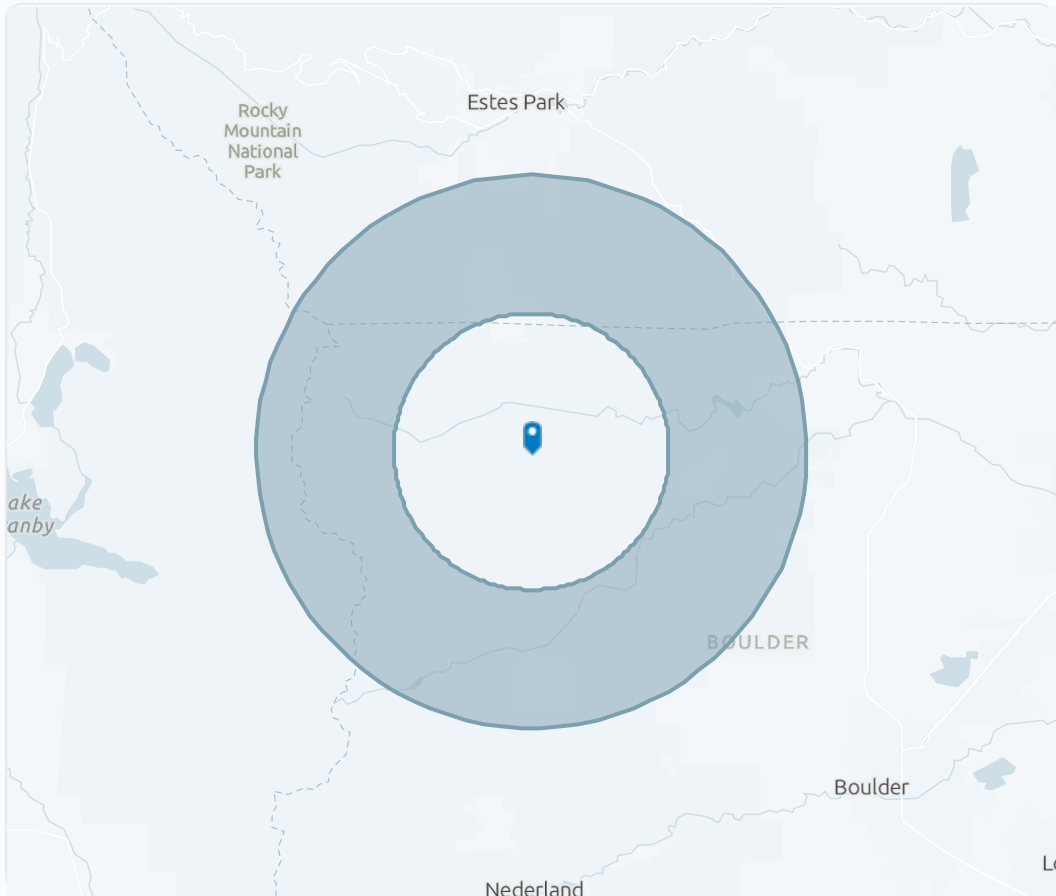
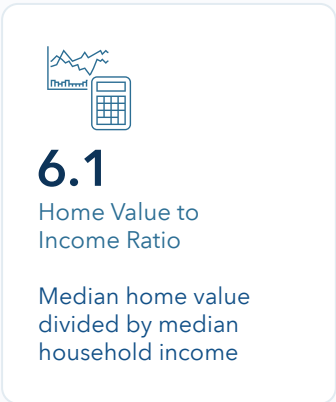
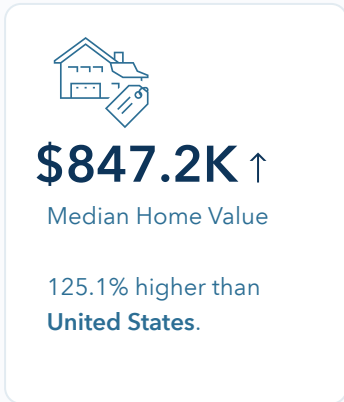
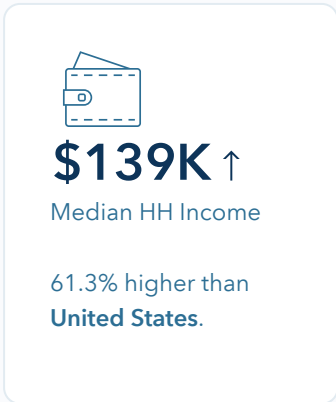
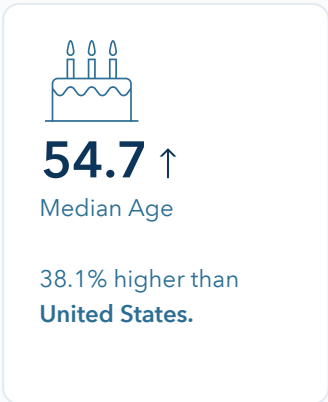
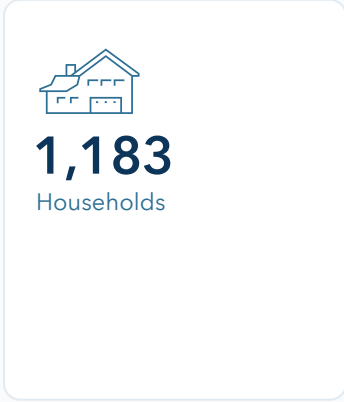
Tapestry Profile

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Tapestry Profile

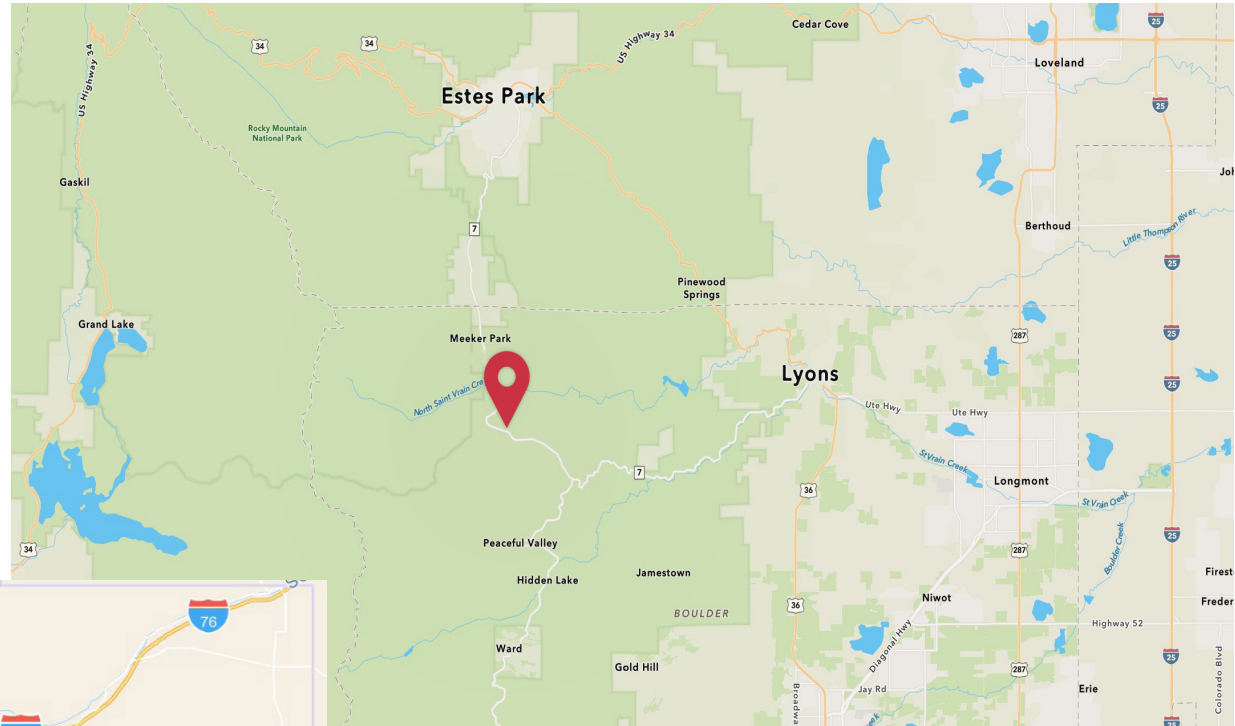
Allenspark | Ring band of 5 - 10 miles



Source: This infographic contains data provided by Esri (2026). © 2026 Esri

Commute Times:

- Black Hawk - 1 hr
- Estes Park - 30 mins
- Grand Lake - 2 hours
- I-25 - 40 mins
- Lyons - 28 mins



- Boulder - 50 mins
- Denver - 1 hr 26 mins
- Fort Collins - 1 hr 22 mins
- Greeley - 1 hr 26 mins
- Longmont - 47 mins
- Colorado Springs - 2 hrs 30 mins

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Properties



62.48 Acres for Lease

Must Read:

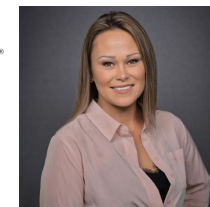
- [Ask a Planner - Boulder County](#)
- [Boulder County Planning & Permitting home page](#)
- [Parcel #: 119725000001 or Account #: R0057403](#)
- Zoning: F - Forestry
- [Land Use Code](#)
- [Water Wells](#)
- [Septic System](#)
- Gross Lease - \$4.72/SF (Non-Profit Pricing)

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