



***The property has historically been known as the Holly Quarry where limestone was mined. It has been closed for many years and was never reclaimed or revegetated.***

- 27.54 acres
- 13.9 acres originally disturbed by the limestone extraction
- Adjacent to the Glenwood Caverns
- Zoning: Industrial & Hillside Preservation
- PUD approval expires in 2027
- Access from Traver Trail
- Utilities: Gas, electric, fiber broadband, city water and sewer available at Traver Trail
- Taxes 2023 - \$30,992.52

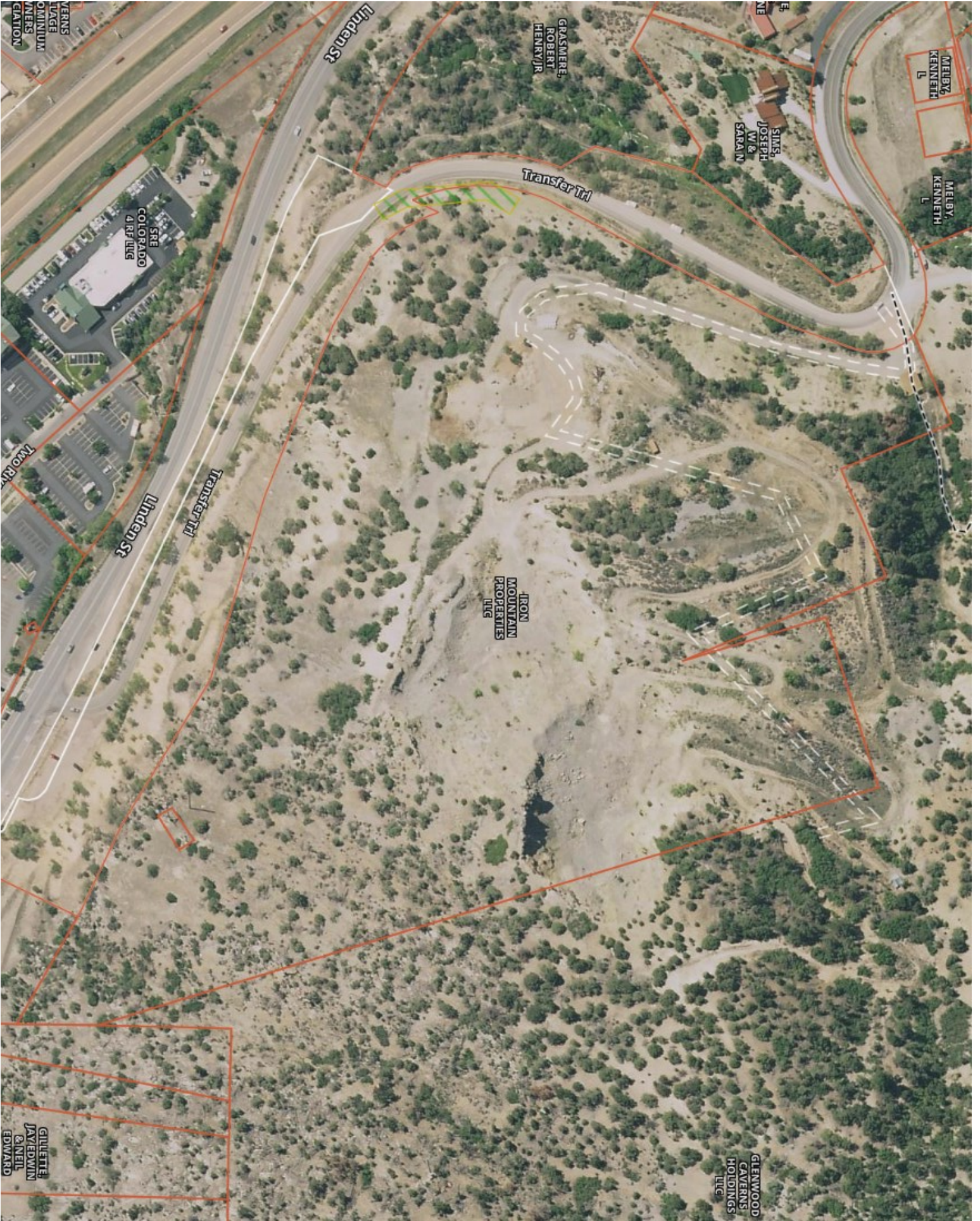


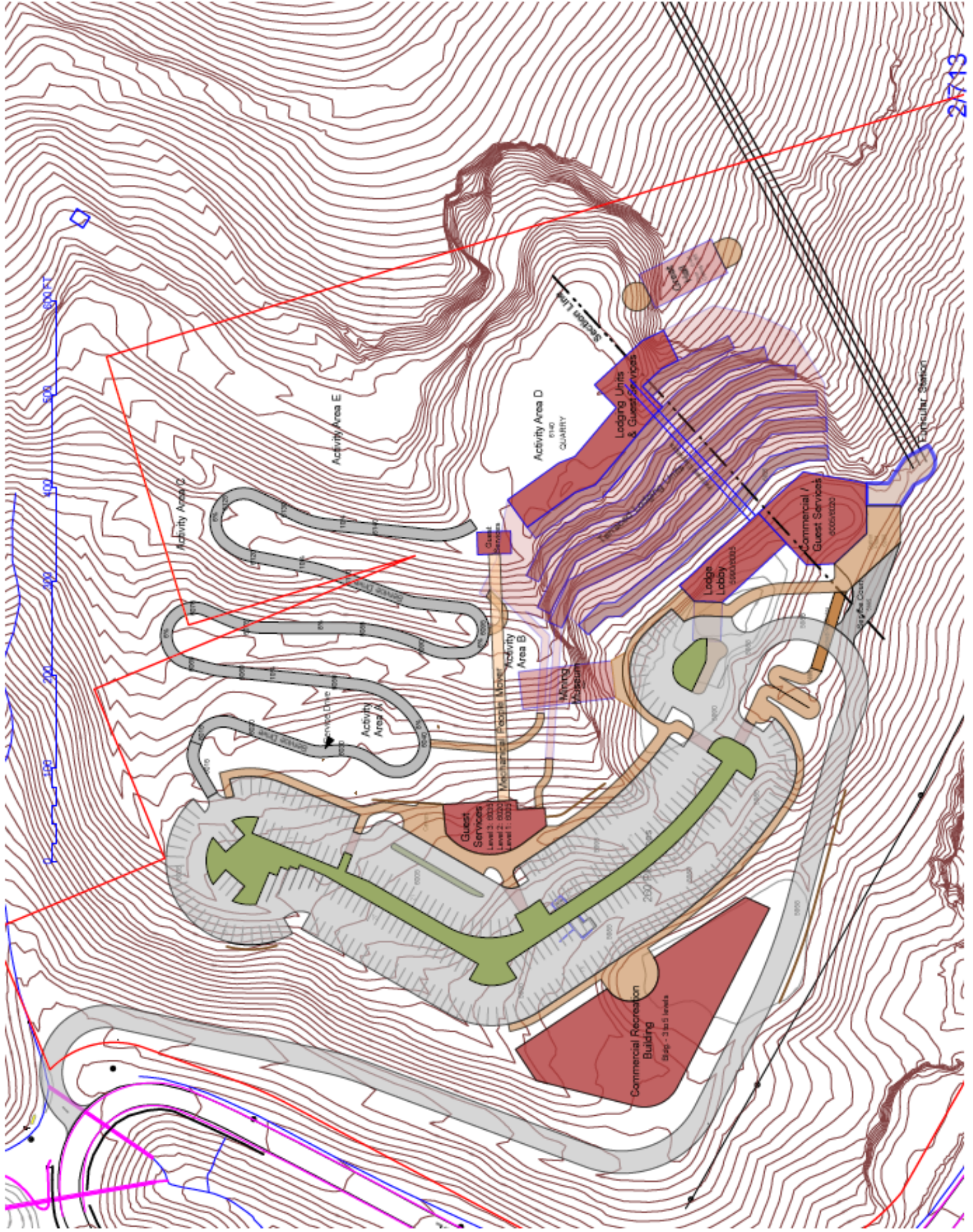
## **Iron Mountain Quarry Glenwood Springs**

**\$4,200,000**

**MLS #184369**

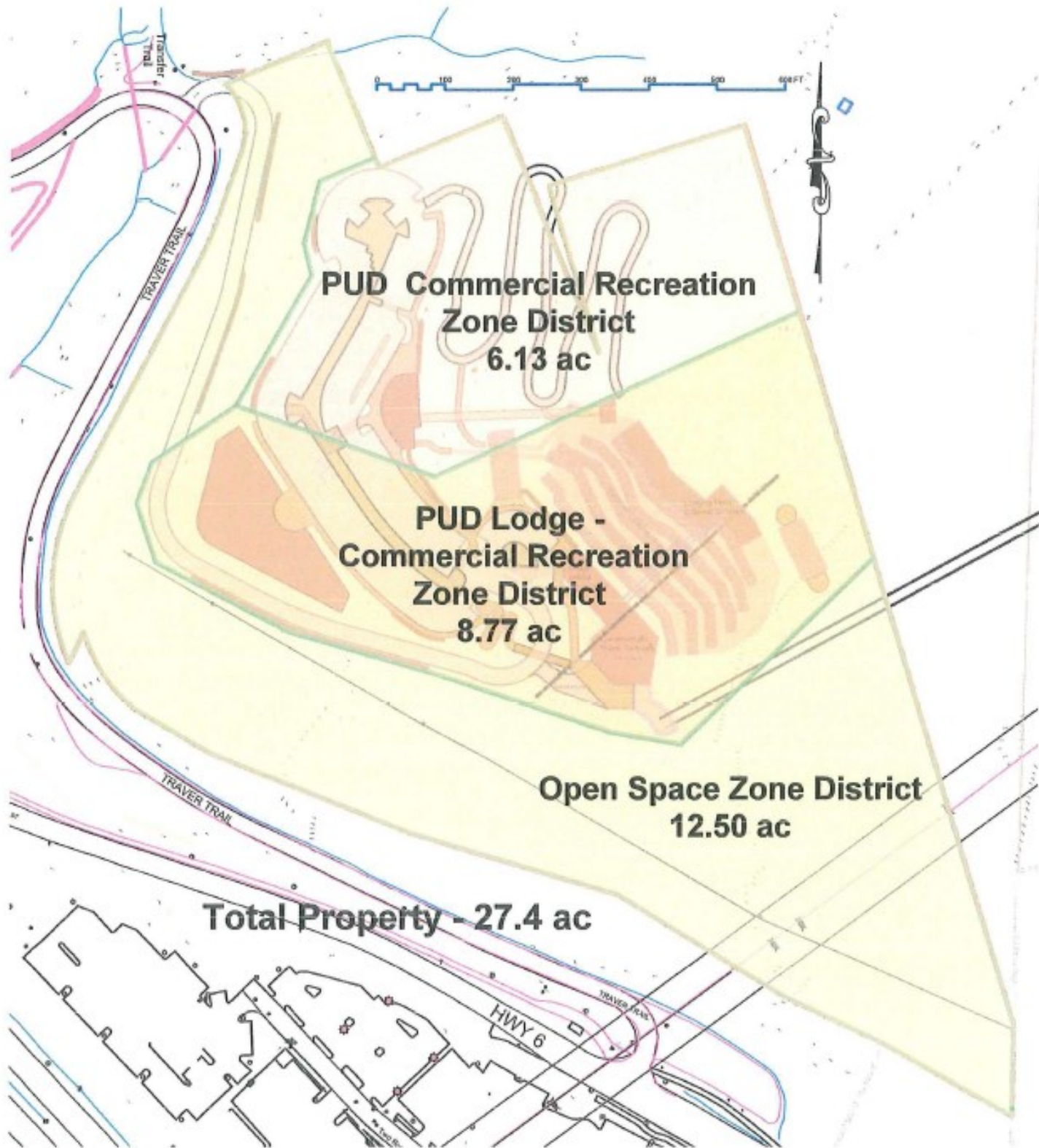






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**Iron Mountain Quarry - CONCEPTUAL SITE PLAN**



# Iron Mountain PUD ZONE DISTRICT MAP

2/12/13

# Colorado Opportunity Zone

For more information, please visit the website: <https://oedit.colorado.gov/colorado-opportunity-zone-program>

## Program Summary

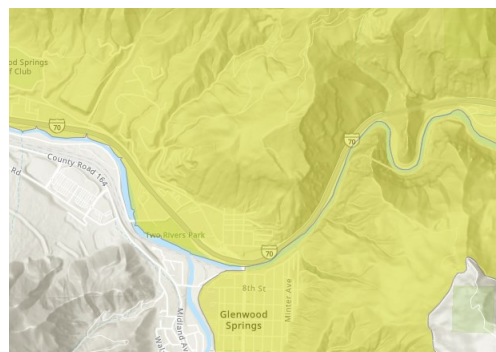
The Opportunity Zone program is a federal incentive that encourages long-term private investments in designated low-income communities by giving investors tax benefits for investing in real estate projects and operating businesses.

Investors receive tax incentives in the form of deferral and elimination of state and federal capital gains taxes.

As we near the December 2026 program sunset, OEDIT has reduced its active programming to support the incentive. However, we are still happy to help answer questions and provide information to support communities, project sponsors, and investors to help them make the most of the incentive.

OEDIT has historically supported Opportunity Zone program by:

- Coordinating the designation of the zones in 2018
- Hosting in-person and virtual events to educate investors, community leaders, developers, and other stakeholders
- Helping businesses in opportunity zones secure investment through the Opportunity Zone Capital Accelerator Program
- Providing technical support grants to help early-stage projects attract investment



### ✓ How opportunity zones work

Investors receive tax benefits when they reinvest capital gains, or profits from the sale of an asset, into opportunity zones. Investors may benefit in three ways.

- They can defer paying taxes on the original capital gain until they dispose of the investment or until 2026, whichever comes first.
- If they hold the investment for at least ten years, they will not have to pay any capital gains tax on their opportunity zone investment.

For example, assume an investor sells their company stock for \$1 million and has \$100,000 in capital gains from that sale. The investor puts the \$100,000 into an opportunity zone fund that invests in a new business in an opportunity zone.

The investor can defer paying capital gains tax until they have disposed of the opportunity zone investment or December 31, 2026, whichever comes first.

If they continue to hold the opportunity zone investment for at least 10 years, they will not have to pay any capital gains tax on that investment. If their \$100,000 opportunity zone investment appreciates 100% over 10 years, they owe \$0 in capital gains tax instead of \$20,000. Investors can dispose of their OZ investment as late as 2046 and still get the benefit of eliminating taxes owed on the appreciation of the OZ investment.