

Kentwood
Commercial

COMPASS

DOUBLEHEADER RANCH

OFFERING MEMORANDUM



PROPERTY TOUR & OFFER SUMMARY

Property Tours

All interested parties must be accompanied by a member of the Listing Team. Forty-Eight (48) hours notice must be given in order to confirm all property tours and can be scheduled by contacting one of the Brokers below.

Offer Submission

All offers must be submitted on a State of Colorado approved purchase contract or on a contract written by an licensed attorney with all purchase terms to include: sales price, earnest money amount, financing terms, any contingencies and a closing date. Earnest money shall be payable to and held by Title Company.

PRESENTED BY:



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Table of Contents

Executive Summary.....	4
Property Details.....	5
Aerial Photos.....	6
Main Residence Photos.....	7
Main Residence Layout.....	9
Cabin Photos.....	10
Campsite & Yurt.....	13
Equestrian Facilities.....	14
Site Layout	16
Property Survey.....	17
Location & Demographics.....	18
Financial Analysis.....	20
Disclosure.....	21



EXECUTIVE SUMMARY

Introducing Doubleheader Ranch – a rare and extraordinary opportunity to own a breathtaking mountain equestrian retreat in Morrison, Colorado. Spanning approximately 28 pristine acres across two spacious parcels, this exceptional property offers a perfect blend of rustic charm, modern amenities, and endless possibilities for both personal enjoyment and investment potential. At the heart of the ranch is the main residence, a cozy yet spacious two-bedroom, one-bathroom home featuring an open-concept living area with tall ceilings, large windows that frame panoramic mountain and city views, and a tiered deck ideal for outdoor entertaining or peaceful mornings in nature. Adding to its unique appeal, six rustic cabins are thoughtfully positioned throughout the property, each boasting its own distinct layout. These charming one-bedroom, one-bathroom cabins feature warm, inviting living spaces with wood-burning fireplaces, private storage sheds, and scenic views, making them ideal for guest accommodations, rental properties, or a retreat-style getaway. For equestrian enthusiasts, Doubleheader Ranch offers top-tier facilities, including a state-of-the-art horse stable built in 2021. Designed with functionality and security in mind, the stable includes multiple secured stalls, ample interior storage, and covered exterior storage areas. Just outside, three expansive, fenced pastures provide plenty of space for horses to roam freely, all while enjoying the fresh mountain air and natural beauty of the surrounding landscape. The ranch also features a community yurt, a tranquil gathering space perfect for events, retreats, or simply unwinding in a serene setting. Private hiking and riding trails wind throughout the property, offering endless opportunities to explore the stunning natural surroundings. Nestled atop a scenic mountain ridge, Doubleheader Ranch offers the ultimate in seclusion and tranquility while remaining incredibly convenient—just under 30 miles from Downtown Denver, with easy access via Highway 285. Whether you're seeking a private mountain sanctuary, a lucrative investment venture, or a premier equestrian property, Doubleheader Ranch presents an unparalleled opportunity to own a truly one-of-a-kind retreat in the heart of Colorado's Front Range.



PROPERTY DETAILS

SALES PRICE	\$2,500,000
TOTAL LAND SIZE	28.88 AC
PROPERTY TYPE	Equestrian Ranch
MAIN RESIDENCE SIZE	2,506 SF
MAIN RESIDENCE YEAR BUILT	1952
NUMBER OF CABINS	Six
TOTAL CABIN SIZE	3,375 SF
LESTER BARN	Built in 2021 / 1,728 SF
PASTURES	3 - Approximately 10 AC
CAMPSITE POWER	20/30/50 Amps
ZONING	A-2
CITY	Morrison
COUNTY	Jefferson
TAXES (EST. 2024)	\$11,195.00
PARCEL NUMBERS	300034022 & 300034294
HEAT	Gas/Forced Air
WATER	Well (Five)
ELECTRICITY PROVIDER	Core Electric
NATURAL GAS PROVIDER	Colorado Natural

* SPECTACULAR PANORAMIC MOUNTAIN AND CITY VIEWS

* LOCATED ON ONE OF THE TALLEST MOUNTAINTOPS ALONG THE HIGHWAY 285 CORRIDOR

* HELICOPTER PAD LOCATED ON SITE

CLICK [HERE](#) FOR PROPERTY VIDEO

AERIAL PHOTOS



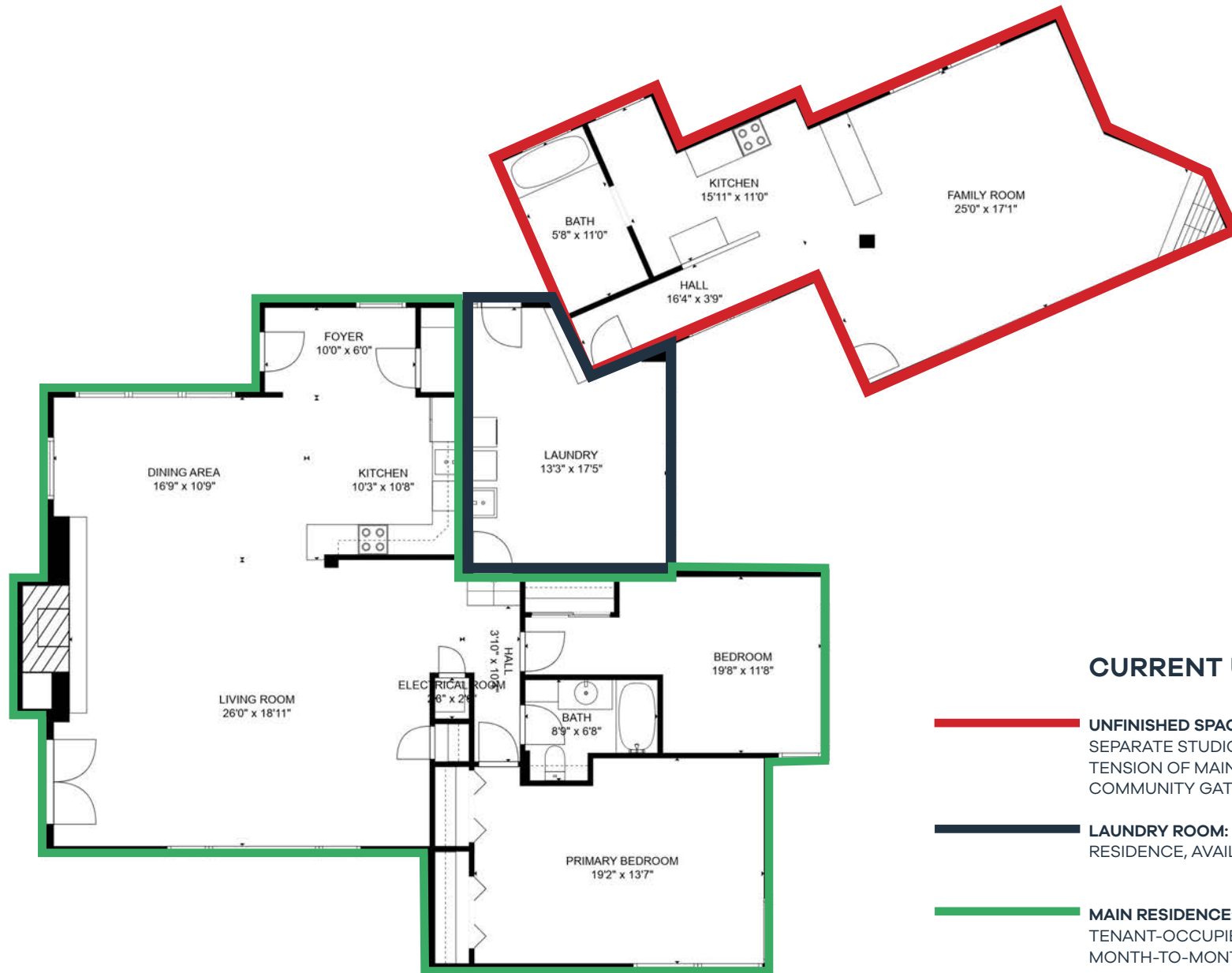
MAIN RESIDENCE



MAIN RESIDENCE



MAIN RESIDENCE LAYOUT



CURRENT USE

UNFINISHED SPACE: POTENTIAL FOR SEPARATE STUDIO RESIDENCE, EXTENSION OF MAIN RESIDENCE OR COMMUNITY GATHERING AREA.

LAUNDRY ROOM: LOCKED OFF FROM RESIDENCE, AVAILABLE TO TENANTS.

MAIN RESIDENCE: CURRENTLY TENANT-OCCUPIED FOR INCOME ON MONTH-TO-MONTH LEASE.

CABIN PHOTOS



CABIN PHOTOS



CABIN PHOTOS



CAMPSITE & YURT PHOTOS



EQUESTRIAN FACILITIES

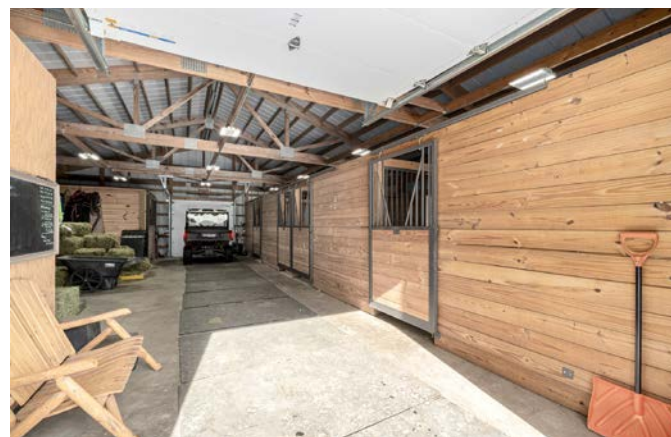




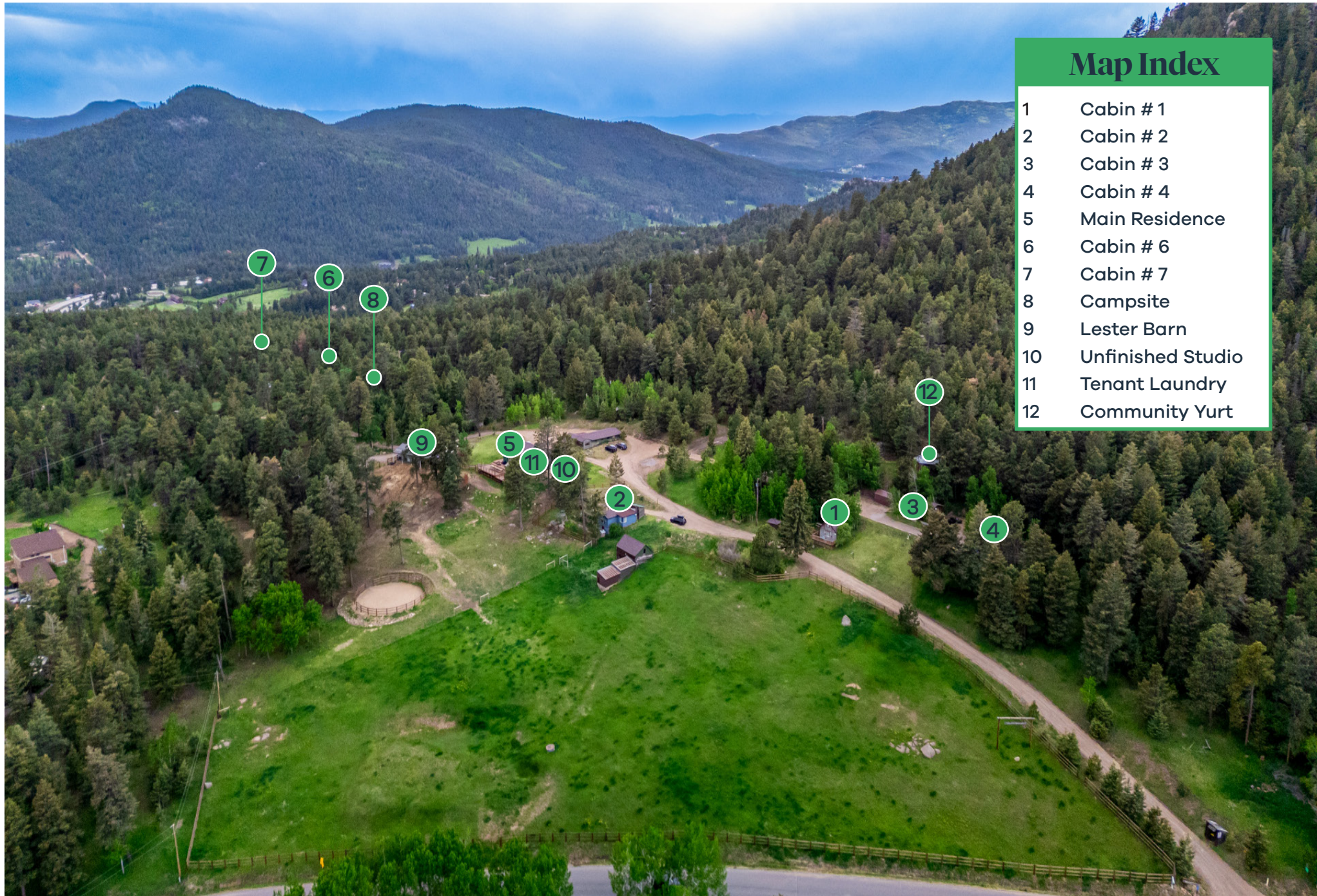
LESTER BARN

YEAR BUILT	2021
SIZE	1,728 SF
STALLS	5

Equestrian enthusiasts will appreciate the state-of-the-art horse stable, a 1,728-square-foot Lester barn built in 2021, designed for both comfort and functionality. This modern facility features five custom V-front stalls, providing ample space and ventilation for horses, along with a well-equipped tack room for convenient storage of riding gear and supplies. To ensure horses stay hydrated year-round, the barn is outfitted with automatic heated Nelson waterers. Beyond the stable, the property includes three spacious pastures, including a round pen for training and exercise, and a scenic bridle path that winds through the landscape, offering riders a tranquil and picturesque setting for leisurely rides. Whether for training, recreation, or simply enjoying time with horses, this thoughtfully designed equestrian facility caters to every need.



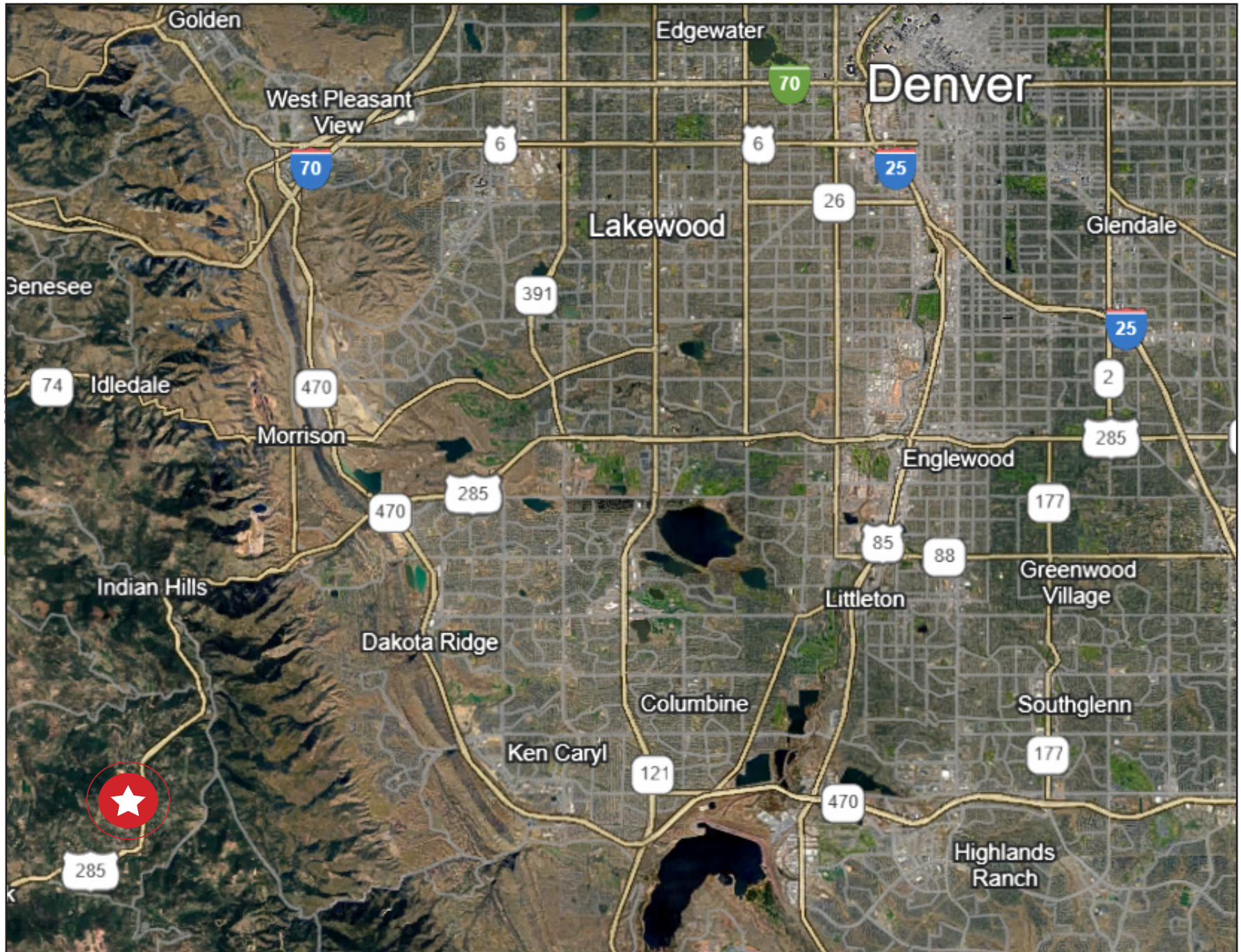
SITE LAYOUT



Map Index

- | | |
|----|-------------------|
| 1 | Cabin # 1 |
| 2 | Cabin # 2 |
| 3 | Cabin # 3 |
| 4 | Cabin # 4 |
| 5 | Main Residence |
| 6 | Cabin # 6 |
| 7 | Cabin # 7 |
| 8 | Campsite |
| 9 | Lester Barn |
| 10 | Unfinished Studio |
| 11 | Tenant Laundry |
| 12 | Community Yurt |

PROPERTY LOCATION



DEMOGRAPHICS

POPULATION 2024	1 mi	372
	2 mi	1,850
	3 mi	5,212

MEDIAN AGE	1 mi	50.6
	2 mi	49.5
	3 mi	49.6

2024 HOUSEHOLDS	1 mi	148
	2 mi	740
	3 mi	2,085

AVERAGE HOUSEHOLD INCOME	1 mi	\$173,178
	2 mi	\$162,766
	3 mi	\$160,972

MEDIAN HOME VALUE	1 mi	\$737,980
	2 mi	\$740,404
	3 mi	\$749,628

DRIVE TIME

CONIFER	9 Min
DOWNTOWN MORRISON	15 Min
DOWNTOWN DENVER	35 Min
DIA	52 Min

**Approximate Depending on
Traffic*

MORRISON, COLORADO

Morrison, Colorado, is a picturesque town nestled at the base of the Rocky Mountain foothills, just 20 miles west of downtown Denver. Despite its small size, Morrison is packed with history, natural beauty, and cultural significance. The town is best known for Red Rocks Park and Amphitheatre, a world-renowned outdoor music venue set within striking red sandstone formations that date back millions of years. Red Rocks not only hosts legendary concerts but also offers a network of hiking and biking trails, making it a favorite destination for outdoor enthusiasts.

Beyond Red Rocks, Morrison has a rich history dating back to the late 1800s when it was established as a quarrying and railroad town. Many of its original buildings remain intact, giving the downtown area a charming, historic feel with cozy restaurants, boutique shops, and local cafes. The town's namesake, George Morrison, was instrumental in its early development, particularly in the quarrying industry, which supplied red sandstone for buildings in Denver and beyond. Today, Morrison retains its small-town character while offering visitors a glimpse into Colorado's past.

Morrison is also a hub for outdoor adventure, with easy access to Bear Creek Lake Park, Mount Falcon Park, and other nearby open spaces that provide miles of trails for hiking, mountain biking, and horseback riding. Wildlife is abundant, and visitors often spot deer, foxes, and a variety of bird species. The town's proximity to the mountains makes it a perfect starting point for scenic drives, whether heading west toward Evergreen and Mount Evans or south along Highway 285 into Colorado's high country. Despite its quiet, laid-back atmosphere, Morrison comes alive with community events, live music, and visitors exploring its natural and cultural attractions. Whether you're attending a concert under the stars, grabbing a bite at The Cow An Eatery, or exploring prehistoric dinosaur tracks at Dinosaur Ridge, Morrison offers a perfect mix of history, recreation, and small-town charm, making it a beloved destination for both locals and tourists alike.

FINANCIAL ANALYSIS

CURRENT RENT ROLL

PROPERTY	PROPERTY TYPE	MONTHLY RENT	ANNUAL RENT	LEASE EXPIRATION
CABIN 1	1 BED/1 BATH	\$1,550.00	\$18,600.00	SEPTEMBER 30, 2026
CABIN 2	1 BED/1 BATH	\$1,600.00	\$19,200.00	MAY 31, 2026
CABIN 3	1 BED/1 BATH	\$1,600.00	\$19,200.00	MONTH-TO-MONTH
CABIN 4	1 BED/1 BATH	\$1,350.00	\$16,200.00	MONTH-TO-MONTH
MAIN RESIDENCE	2 BED/1 BATH	\$2,500.00	\$30,000.00	MONTH-TO-MONTH
CABIN 6	1 BED/1 BATH	\$1,350.00	\$16,200.00	MARCH 31, 2026
CABIN 7	1 BED/1 BATH	\$1,950.00	\$23,400.00	MAY 31, 2026

OPERATING DATA: INCOME & EXPENSES

INCOME	CURRENT	ESTIMATED EXPENSES	CURRENT
GROSS ANNUAL RENT	\$142,800	INSURANCE	\$11,112
OTHER INCOME		EST TAXES (2024)	\$11,195
LAUNDRY	\$2,400	UTILITIES (CABINS 1-4)	\$10,500
HORSE BOARDING	\$9,000	TOTAL EXPENSES	\$32,807
NET RENTAL INCOME	\$154,200	NOI	\$121,393
EFFECTIVE GROSS INCOME	\$154,200	CAP RATE	4.86%

Disclosure

All information deemed reliable but not guaranteed and should be independently verified. All properties are subject to prior sale, change or withdrawal. Neither listing broker(s) nor Kentwood Commercial/Kentwood Real Estate shall be responsible for any typographical errors, misinformation, misprints and shall be held totally harmless.

This Offering Memorandum is not intended to provide a completely accurate summary of the Property. All financial projections are believed to be accurate but may be subject to variation depending on but not limited to the market. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Kentwood Commercial/Kentwood Real Estate and Property Owner has not made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Offering Memorandum and no legal commitment or obligation shall arise by reason of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of any interested parties.

Kentwood Commercial/Kentwood Real Estate and Property Owner reserve the right, at their own sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice at any time. The Owner shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until said contract is approved by the Owner and mutually-executed by all parties to the contract, and any conditions to the Owner obligations thereunder have been satisfied or waived.



DOUBLEHEADER RANCH

8537 DOUBLEHEADER HIGHWAY
MORRISON, COLORADO

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