

SALE

The Winter Park River Walk Development

SKI IDLEWILD ROAD

Winter Park, CO 80482

BILL REILLY

O: 970.488.3193

C: 970.566.3481

bill.reilly@svn.com

JACK REILLY

O: 303.632.8784

C: 970.690.0265

jack.reilly@svn.com

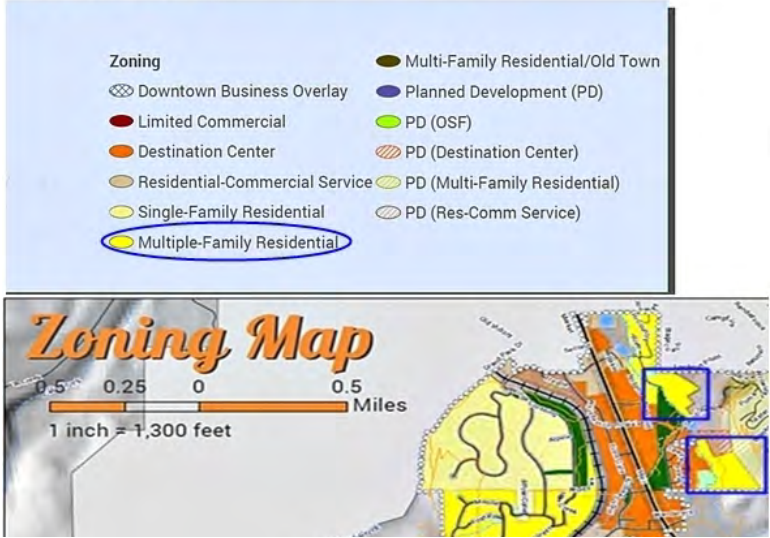


PROPERTY SUMMARY



Colorado

River Walk Property Outlined



PROPERTY SUMMARY

SALE PRICE:	\$7,325,000
PARCEL G:	14.36 Acres
WATER:	Fraser River
DRY UTILITIES:	Bordering Sites
ZONING:	Multiple-Family Residential / R-2

PROPERTY OVERVIEW

The River Walk development is located on Ski Idlewild Rd. in the heart of Winter Park. This beautiful land gives the developer the opportunity to look at a multitude of uses for future residential development. Winter Park, the Town has maintained its unique, small-town charm and natural beauty since it was founded in 1978. What once was a community with a few mountain cabins is now adorned with shops, restaurants, and lodging facilities. Its close vicinity to the Front Range & Denver makes this popular mountain and ski town a perfect opportunity for future residents.

PROPERTY HIGHLIGHTS

- It's conveniently located a block away from the summer & winter commuter Granby bus line.
- The Fraser River and many hiking trails border the property making it perfect for recreational enthusiasts.
- The Town of Winter Park, Grand Foundation, and Winter Park Resort have partnered to create a housing assistance program to increase residency and affordability for future residents.

PARCEL BOUNDARIES





Winter Park Resort

Subject Property
14.36 Acres
Tract G

40

Tract Outline Estimated

REGIONAL MAP



CITY INFORMATION



WINTER PARK, CO

Winter Park, Colorado, is a world-class ski resort destination, where you can hit the slopes, relax, lodge, shop, choose between healthy dining opportunities, or attend local events. Winter Park is the closest major mountain destination to Denver at just 67 miles away. With easy access to 765,000 acres of public land, Winter Park is home to endless adventures and an unparalleled and unfiltered Colorado experience. Elevation ranges from approximately 8,700 to 12,060 feet above sea level and is considered sub-alpine country. This presents you with ideal terrain for skiing, snowboarding, snowmobiling, snowshoeing, or cross country skiing, in the heart of pristine mountain wilderness. Summer brings hikers, bikers, and campers through town.

Home to Winter Park Resort - This resort boasts two interconnected mountains: Winter Park and Mary Jane. With over 3,000 acres of skiable terrain, 3,000 feet of vertical rise, and 7 distinct territories, there are trails for every skill level. In the summer, Winter Park Resort features an alpine fun park with numerous games to play.

Whether visiting in the winter or the summer, Winter Park offers an unforgettable experience.

TOWN INFORMATION

COUNTY	Grand County
ELEVATION	9,062 ft
SQ MILES	16.89
ANNUAL SNOWFALL	315"

TOWN HIGHLIGHTS

- #1 Ski Resort in North America 2018, 2019, 2020 (USA TODAY)
- In 1978, the village of Hideaway Park was incorporated and renamed Winter Park
- Winter Park Resort is the longest continually operated ski resort in Colorado - 80 years and counting

40



Arapaho
National Forest

SUBJECT PROPERTIES
Winter Park River Walk

SOLD
7.63
Acres

Rendezvous

443 acres
9 miles of trails
130 acres open space
914 residential units
64,200 s.f. commercial/retail

Downtown
Winter Park

Rendezvous Event
Center at Hideaway
Park

Ski Idlewild Rd

Tract G
14.36
Acres

Proposed
Winter Park Resort
Ski Lift

Roam

172 Acres
1,076 residential units
400 accommodation units
[hotel units]
72,000 commercial square feet

Main Street

Fraser River

Arapaho
National Forest

Proposed
University of Denver
Rocky Mountain
campus

Winter Park Resort
3.5 Miles
from Subject Properties



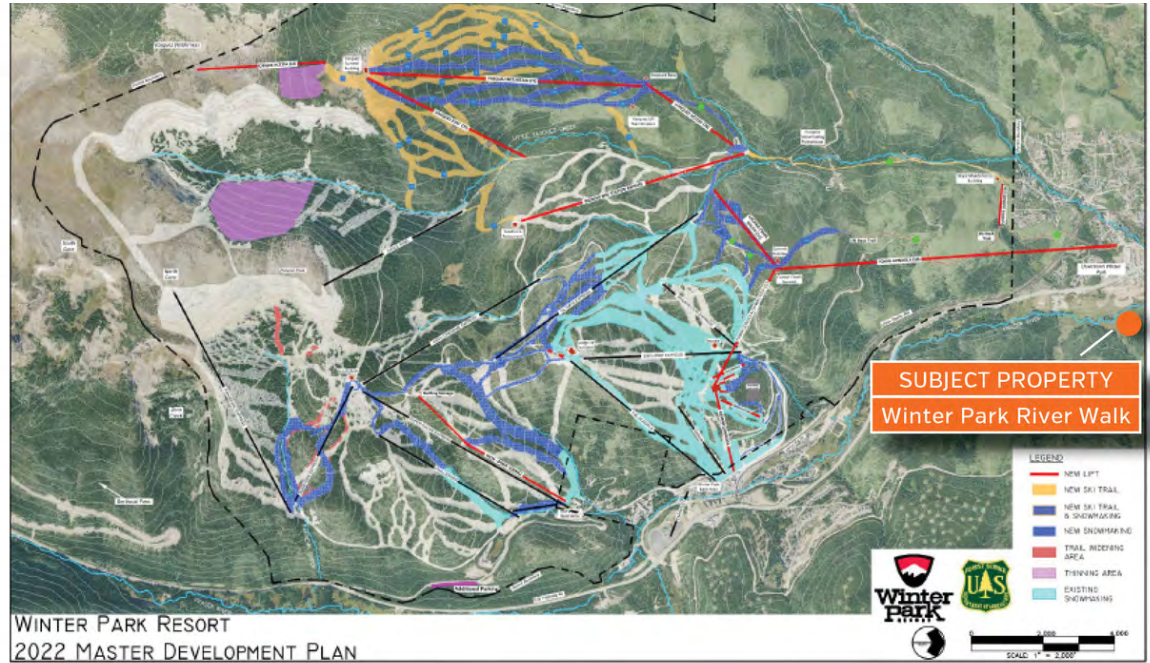
WINTER PARK RESORT PROPOSED CHAIR LIFT TO THE TOWN OF WINTER PARK

In Winter Park Resort's 2022 Development Plan they have proposed a chair lift from the resort directly to downtown Winter Park.

The proposed chair lift would be located just 1 mile from the the available 14.63 acres of land. This beautiful land allows a developer the opportunity to build residential properties for the growing demand of the area.

In addition to the a chair lift, Winter Park Resort is proposing the addition of ski trails, new snowmaking areas, and expanding services for customers.

Source: Winter Park Resort 2022 Master Development Plan



CURRENT DEVELOPMENTS



CURRENT DEVELOPMENT PROJECTS

Public Works Facility

The new Public Works facility will be in the same location but upgraded to better house Town staff and equipment. Financing has been secured and construction has begun! Financing and other logistics are currently in the works. Construction has begun! Throughout the construction phase, the Public Works department will be in a temporary facility located within the Roam development land.

Cooper Creek Transit Center

Construction is nearly complete at the new Cooper Creek Transit Center. Located within the parking garage, the center will serve The Lift bus routes and will potentially be a stopping point for Greyhound and Bustang. The Center will also house commercial space and will be home to the future Big Trout Brewery.

Roam Project

In 2018, Town Council agreed to annex and zone 172 acres for the Roam development, land previously known as Beaver's Lodge. The mixed-use project will include up to 1,076 residential units, 400 accommodation units (hotel units), and 72,000 commercial square feet. The project outlined three goals: offer a diversity of housing types, create mixed-use centers and activity hubs, and improve community connectivity.

Reserve at Lakota

Site development of a multi-family development consisting of 12 residential buildings, a subdivision of existing Lot 99, an extension and realignment of Tract 3 for a roadway extension, a vacation of a portion of the existing utility easement recorded at Reception No. 2007011752, and creation of new easements for retaining wall improvements within Tract D Open Space.

Northwoods at Lakota

Site development of a multi-family development consisting of 8 residential buildings, subdivision of existing Lots 1 and 16, re-plat of Lots 19, 22, and 25 to reduce the front yard setbacks, re-platting Lot 25 to adjust existing lot lines, and creating new easements for retaining wall improvements within Tract B Open Space.

Rendezvous Winter Park

Rendezvous Colorado LLC has submitted an amendment to the Development Standards chart in its Final Development Plan.

ROAM & RENDEZVOUS DEVELOPMENT

RENDEZVOUS - DEVELOPMENT

- 443 acre Mountain Resort Community
- Year-Round Mountain Living
- Preserve the Fraser River Corridor and Mary's Pond as Amenities
- Local and Water Wise Landscape Palette
- Enhance Wild Life Habitat
- Conserve Natural Features & Large Contiguous Open Space
- Extensive Trail System
- 9 Miles of Trails
- 130 acres Open Space
- 914 residential units
- 64,200 s.f. Commercial/Retail



ROAM WINTER PARK

- 172 Acres
- Phase I Condos, Single Family Homes, Duplexes, Meadow Homes, Mountain Homes, and Custom Homes
- The mixed-use project will include up to
- 1,076 residential units
- 400 accommodation units (hotel units)
- 72,000 commercial square feet
- The project outlined three goals: offer a diversity of housing types, create mixed-use centers and activity hubs, and improve community connectivity.



THE WINTER PARK EXPRESS TRAIN



THE WINTER PARK EXPRESS SKI TRAIN

SKI TRAIN HISTORY

The original Ski Train ran continuously from 1940-2009 and was brought back temporarily for a weekend in 2015 to celebrate Winter Park's 75th anniversary. Tickets sold out quickly, which renewed interest in resurrecting the concept under a new partnership arrangement through Amtrak, Union Pacific, and the resort.

THE RIDE

The Winter Park Express ski train ties together the area's rich skiing and railroad history as it carries passengers through some of Colorado's most beautiful landscapes. The ride begins at Denver Union Station, a renovated 1914 Beaux-Arts train station in the heart of the city. The station is the city's transportation hub with direct rail access to Denver International Airport, making it possible to touch down from anywhere in the world and ride the rails all the way to the pristine slopes at Winter Park Resort.

Interested in visiting Winter Park Resort during the week? Take the Amtrak California Zephyr to Fraser. Thanks to increased free Lift Transit service, getting to and from the Town of Winter Park is easy, with shuttles running every 30 minutes during the winter. Bring your luggage and skis too!

The double-decker Amtrak Superliner train leaves Union Station and heads north and west as it climbs toward the Rocky Mountains, offering views of the famous Flatirons above Boulder and the surrounding plains. It snakes its way up gentle grades through the remains of the area's pioneering past. One of the more striking aspects of the journey is the number of tunnels, many of which were built by hand in remote areas. Of the 31 tunnels, the Moffat Tunnel is the longest at 6.2 miles, cutting through the Continental Divide some 50 miles from Denver. From there, it's a short ride to Winter Park.

But with the addition of a new lounge car in 2019, you won't want the trip to end too soon. The two-level Amtrak "Superliner Sightseer" has windows that start at the floor and wrap up to the ceiling and offers snacks and soft drinks as well as beer and wine.

After the two-hour trip, passengers depart the train on a heated platform and walk 100 feet to the nearest ski lift.