

\$19,500,000 - 25780 Gcr 50, Fraser

MLS® #22-1413

\$19,500,000

0 Bedroom, 0.00 Bathroom,
Vacant Land/Acreage on 128.34 Acres

METES AND BOUNDS, Fraser, CO

Property Overview:

128-acre privately held land parcel, largest contiguous development land available near Winter Park Resort and surrounding communities.

Located on the north side of Fraser
Perfect for Commercial, Multi-family, PUD,
Hospitality, Single Family, Light Industrial and Storage

Incredible Winter Park Resort and Continental Divide views

Flat or gently sloping terrain

The Town of Fraser interested in annexation and horizontal infrastructure (work in progress)

Access and Transportation:

Northeast corner lies at the intersection of US Hwy 40 (Main Street) and County Road 5. County Road 50 acts as a natural ingress and egress point for the east side of the property, and splits the land to the west for easy access to new neighborhoods. The forthcoming Fraser Valley Parkway (FVP) will pass through the center of the land, creating additional intersections for neighborhood access via Cty Rd 50 and the extension of Cty Rd 73.

Water Amenities:

Mill pond and St. Louis Creek to be utilized by



the TOF for water augmentation plans,
providing a developer with great opportunity
and potential water amenity

Zoning:

Split-zoned by Grand County as "Residential & Business," supporting most uses. Following annexation into Fraser (work in progress) the Zoning will be updated and likely more broad.

More information available for current zoning on Pages 7 & 18 of the following link:
<https://www.co.grand.co.us/DocumentCenter/View>

Essential Information

MLS® #	22-1413
Price	\$19,500,000
Bathrooms	0.00
Acres	128.34
Type	Vacant Land/Acreage
Status	Active

Community Information

Address	25780 Gcr 50
Area	Winter Park Area
Subdivision	METES AND BOUNDS
City	Fraser
County	Grand
State	CO
Zip Code	80442

Additional Information

Date Listed	November 2nd, 2022
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