

\$1,750,000 - 1895 Fall River Rd, Estes Park

MLS® #1045483

\$1,750,000

Bedroom, Bathroom,
Land on 2.29 Acres

Binns, Estes Park, CO

Exclusive Development Opportunity on Fall River Road, 3 minutes to the entrance of Rocky Mountain National Park - Estes Park, Colorado. Discover an extraordinary opportunity to create a world-class hospitality experience in one of Colorado's most breathtaking settings. This 2.29-acre, A-zoned property on Fall River Road is fully approved for 26 luxury hotel units, offering sweeping mountain vistas and an unmatched natural backdrop just moments to Rocky Mountain National Park and downtown Estes Park. Imagine a boutique resort or wellness retreat where guests can unwind in style with luxury-mountain style accommodations, meeting spaces, restaurant and wellness amenities such as a world-class spa, fitness center and a fleet of E-bikes for guests to use on the hike & bike trail into town or RMNP. The site's location combines serenity with accessibility, just minutes from the heart of Estes Park, yet immersed in the tranquility of nature. Existing building is 3089sf and could be utilized as part of your new development. As the gateway to Rocky Mountain National Park, Estes Park welcomes over 4 million visitors each year, and with its limited land availability and strict development restrictions, opportunities like this are exceedingly rare. Position your brand at the doorstep of one of America's most iconic national parks and capture the essence of the Colorado mountain experience-luxury, adventure, and timeless natural beauty.



Essential Information

MLS® #	1045483
Price	\$1,750,000
Acres	2.29
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	1895 Fall River Rd
Area	Estes Park
Subdivision	Binns
City	Estes Park
County	Larimer
State	CO
Zip Code	80517

Amenities

Amenities	Hiking/Biking Trails
Utilities	Natural Gas Available, Electricity Available, Natural Gas at Property
View	Mountain(s), Foothills View

Interior

Interior Features	High Speed Internet
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Exterior

Lot Description	Fire Hydrant within 500 Feet, Wooded, Level, Rolling Slope, Rock Outcropping, Within City Limits, Mountains, River Access
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School Information

District	Estes Park District
Elementary	Estes Park
Middle	Estes Park
High	Estes Park

Additional Information

Days on Market	3
Zoning	A1

Listing Details

Listing Office

First Colorado Realty

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