

\$185,000 - Bard Creek Rd, Empire

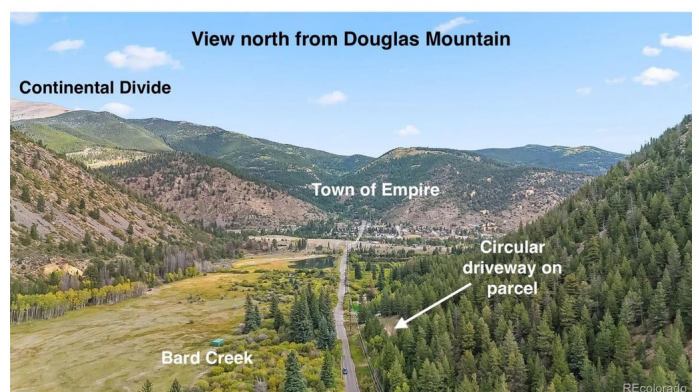
MLS® #4239246

\$185,000

Bedroom, Bathroom,
Land on 7.99 Acres

Undefined, Empire, CO

Colorado-perfect mountain property ready to build on almost 8 acres! Gorgeous views, incredibly quiet area overlooking Bard Creek, yet with easy access to I-70 and just 1/2 mile from Hwy 40. Manufactured homes allowed, survey, well permit, electricity on property line & natural gas just 1000' away. Across the street from creek, nicely treed with Georgetown just on the other side of the mountain. Competitively priced, NO HOA, County maintained road, positioned on the west side of Douglas Mountain. Circular driveway already in place. Well ready for construction, neighbor's well is less than 100' deep. Very conveniently located: 1/2 mile from the historic town of Empire, 10 minutes to Idaho Springs, 30 minutes to Dillon, 30 minutes to C-470, 35 minutes to Winter Park. East corner backs to preserved Forest Service land. Come and build your mountain get away and listen to the gentle rush of Bard Creek as your morning soundtrack with quick access to major mountain highways. Escape the ordinary and embrace Colorado's high-country. Whether it's summer hikes along the creek, fall foliage framing your build site, or winter wonderland access, this land delivers the lifestyle you've dreamed of-with quick I-70 connectivity for weekend warriors or full-time mountain dwellers. \$1-2M homes 1/4 mile down the road in both directions. Don't miss your chance to own a piece of paradise at a great price. *See additional documents or call listing agent for plat, site plan, grading plan,



and proposed build plan.

Essential Information

MLS® #	4239246
Price	\$185,000
Acres	7.99
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	Bard Creek Rd
Area	Empire
Subdivision	Undefined
City	Empire
County	Clear Creek
State	CO
Zip Code	80438

Amenities

Utilities	Natural Gas Available, Electricity Available
Garages	None
View	Mountain(s), Foothills View, Plains View, Water

Exterior

Lot Description	Rock Outcropping, Abuts National Forest, Abuts Public Open Space, Mountains
-----------------	---

School Information

District	Clear Creek RE-1
----------	------------------

Additional Information

Days on Market	43
Zoning	MR-1

Listing Details

Listing Office	The Denver 100 LLC
----------------	--------------------

Information source: Information and Real Estate Services, LLC. Provided for limited non-commercial use only under

IRES Rules. © Copyright IRES. Information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Information deemed reliable but not guaranteed by the MLS.
Listing information last updated on October 31st, 2025 at 7:50pm MDT