95 ACRES RESIDENTIAL LAND FOR SALE

766 COUNTY RD 522

TABERNASH,CO 80478

Unique residential development opportunity
15 minutes from Winter Park Ski Resort

TRANSWESTERN®

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766 COUNTY RD 522

TABERNASH, CO 80478

LOCATION HIGHLIGHTS

- 15 minutes to Granby and Winter Park ski areas
- Byers Peak and Winter Park ski area views
- Abuts Pole Creek Valley Subdivision
- Planned Frasier Valley Parkway traverses through site

SALE INFORMATION

JOHN BLACKSHIRE
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CRAIG BUSTOS
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SIZE
95 Acres

ZONING
Residential up to 20 units per acre

UTILITIES
Electric, gas, and water to site

PROPERTY HIGHLIGHTS
- Price includes preliminary plat approval for 228 units
- Approximately 60 of the 95 acres are at level grade
- Lots of entitlements already completed by owner
- Extensive senior water rights included
- Crooked Creek and Pole Creek run through the property
- Property includes 4 residences and barns

PARCELS

1589-024-00-137

7.5 acres
2018 Taxes: $1,124.28

1589-024-00-011

35 acres
2018 Taxes: $538.88

1589-013-00-068

52.5 acres
2018 Taxes: $72.92

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