

AVAILABLE

Development Opportunity

26 ESCONDIDA DRIVE, SOUTH FORK, CO 81147

RETAIL



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2.4 ACRES FOR SALE!



CONTACT US

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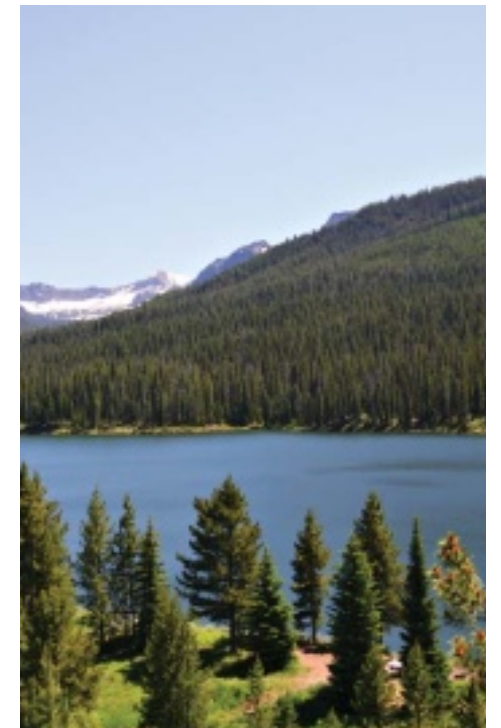
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SCENIC MOUNTAIN COUNTRY

PARCEL TOTALING 2.4 ACRES

- + South Fork sits at 8,250 feet tucked at the San Luis Valley's southwest edge, at the junction of the famous Rio Grande River and Highways 160 & 149
- + Situated at the gateway to the Wolf Creek ski area and future development, this is the perfect location for a hotel or retail shopping center
- + This famous tourist destination offers hunting, fishing, camping, rafting, snowmobiling, skiing, hiking, biking, golf, wildlife, photography, and much more
- + Site has great visibility and easy access, with a full movement intersection, frontage and signage on Highway 160
- + Fully entitled, zoned commercial, and available for quick close
- + Sales Price: \$3.00 - \$6.00 PSF



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SOUTH FORK, COLORADO

MAJESTIC MOUNTAIN VIEWS

Designated **“Colorado’s Top Small Adventure Town”** in 2015 by Elevation Outdoors, the mountain community is tucked at the San Luis Valley’s southwest edge and remains one of our state’s unspoiled hidden gems. South Fork is the perfect jumping-off point for exploring Colorado’s largest wilderness area: the Weminuche Wilderness.

The area, which is bisected by the Continental Divide, encompasses 499,771 acres of rugged peaks, glistening alpine lakes, wild forests and roaring rivers within the San Juan and Rio Grande national forests.

With a location at the confluence of the South Fork and Rio Grande rivers, the town of South Fork is a basecamp for experiencing the ultimate Colorado adventure.



THIS MOUNTAIN OASIS IS

... A MAJOR TOURIST DESTINATION

South Fork provides visitors with abundant all-season activities, surrounded by nearly 2 million acres of national forest, limitless historical, cultural and recreational activities.

Lodging is available in cabins, motels, RV parks and campgrounds. The area also offers an abundant restaurant selection, unique shops and galleries. The breathtaking scenery captivates and draws visitors back year after year.



South Fork Facts

INCORPORATED	One of Colorado’s newest towns, incorporated May 19, 1992.
HISTORY	Roots in the railroad and logging industries dating back to the Denver and Rio Grande Railroad in 1882.
POPULATION	City limit population of 600 with an area population of 1,200.
SUMMER POPULATION	Summer peak population reaches 3,500+ residents and tourists.
WINTER SKIING	Snowmobilers, cross country skiers and snowshoers will find 255 miles of winter recreation trails.
FALL	Nature explodes into color, as the forest becomes splashed with yellow, red, and orange. Hunters will delight in the crossroads of three hunting units that boast an abundance of trophy elk and deer.
LOCATION	Located at the southwestern end of the San Luis Valley.
LAKES & RESERVOIRS	There are over 80 in the area, 13 of which are 20 minutes from town.