

— ONE OF
ONE

EXCLUSIVE OFFERING · EDWARDS, COLORADO

The Stone Yard

The Vail Valley's Best Commercial Industrial Outdoor Storage (IOS) Yard
One of One.

\$4,650,000 · AS-IS · SELLER FINANCING AVAILABLE · OFFERS REVIEWED AS RECEIVED

There are assets with no comp – because there is exactly one. The Stone Yard is the Vail Valley's only stabilized industrial outdoor storage yard: fully occupied working ground on the corridor every trade in the valley drives twice a day, one parcel from a \$175 million development and bordered by open space that can never be built.

Scarcity is not a marketing claim here. It is the zoning map.

100%

LEASED

Zero

DEPARTURES IN 5+ YEARS

\$356,700

ANNUAL GROSS

6.81%

IN-PLACE CAP

The valley that cannot stage itself.

The Vail Valley builds and maintains some of the highest-value resort real estate in North America. Resort and open-space zoning left almost nowhere for the trades who do that work to park, stage, and store.

DEMAND

Structural, not cyclical.

Every build, remodel, and maintenance contract in the valley needs ground for equipment and materials — in every season, in every cycle.

SUPPLY

Fixed at one.

No industrial outdoor storage pipeline exists on this corridor, and the zoning map offers no path to create one. The Stone Yard is the inventory.

POSITION

The center of gravity.

Edwards sits mid-valley on US-6, the working corridor every trade drives between Vail, Beaver Creek, and the down-valley workforce.

When demand is structural and supply is zero, the yard is the market.



PARCEL BOUNDARY ILLUSTRATIVE · US HIGHWAY 6 FRONTAGE

THE ASSET

04

50,527 SF of working ground.

Flat, fenced, graded and income-producing — with direct CDOT-permitted access to US Highway 6.

ADDRESS

33885 US Highway 6, Edwards, CO 81632

SITE AREA

50,527 SF · 1.16 acres

LEGAL

Lot 1, Block 1, JLT Valley Subdivision

ZONING

Commercial General (CG) — the county's broadest commercial district

ENGINEERING

Sealed civil & structural plan set (2024) — first-phase 8,995 SF building fully designed; site envelope supports substantially more (see The Envelope)

ENTITLEMENT

Approved 2022 subdivision

ACCESS

Two CDOT access points on US-6

ADJACENCY

Eagle River Preserve — open space, forever

PARCEL

APN 2105-054-38-001 · Assessor Acct. R015475

THE STONE YARD · EDWARDS, COLORADO · ONE OF ONE

Diligence, done.

The record a buyer usually spends months assembling – recorded, sealed, certified, and waiting in the vault.

RECORDED PLAT

JLT Valley LLC Subdivision, Eagle County 2022 (SMA-9185-2021) · Lot 1, Block 1

SURVEY

2025 official site survey, Foresight West · boundary & monumentation complete

ZONING

Commercial General (CG) · confirmed by Resolution 2022-037

ENGINEERING

Sealed civil & structural plan set (7/2024) · first-phase 8,995 SF building fully designed · envelope supports 40,000–55,000+ SF illustrative

INCOME

Seller-certified rent roll (October 2026) · 14 tenants · \$356,700 annual gross

Months of a buyer's diligence timeline – already complete.



THE YARD · LOOKING NORTH ACROSS US-6



PARCEL PLAN · TOP-DOWN



THE PRESERVE FRAME · OPEN SPACE BEYOND

\$356,700

ANNUAL GROSS INCOME · IN PLACE

FOURTEEN TENANTS · BY TRADE

MASONRY	● ● ●
TILE	● ●
ROOFING	● ●
TREE SERVICE	● ●
IRRIGATION	●
GENERAL CONTRACTING	● ●
FOOD SERVICE	● ●

Fourteen tenants spanning the valley's building trades.

**Zero tenant
departures
in more than
five years.**

*Flexible by design. Permanent
by choice.*

Demand for yard space in the valley is structural: the trades that build and maintain Vail and Beaver Creek have exactly one place to stage. Occupancy has held at 100% for more than five years.

NOI **\$316,593** · 6.81% in-place cap · pro forma **\$335,324** · 7.21%

THE STONE YARD · EDWARDS, COLORADO · ONE OF ONE

Flexibility is the feature.

Thirteen of fourteen tenancies are month-to-month. That structure underwrites two different acquisitions at once.

FOR THE INVESTOR

Continuous mark-to-market.

No stale leases, no below-market drag, no waiting for rollover — in a submarket where the supply of competing yards is fixed at zero. Income that behaves like an index on Vail Valley construction activity.

FOR THE DEVELOPER

Vacant possession on your schedule.

Every right on the yard expires on or before September 30, 2027. The yard produces \$356,700 of gross income while you entitle — the site funds its own pre-development, then delivers vacant possession on your schedule once you are ready to build.

275 residences.
~230,000 SF.
\$175 million. Under
construction now on
this corridor.

One parcel to the east, East West Partners and BCDC are building the largest residential project in Edwards' history — 428 structured parking spaces, first residents late 2027. Its residents, retail and trades arrive at The Stone Yard's fence line.

●
GROUNDBREAK
July 2025

●
VERTICAL
2026–2027

●
FIRST RESIDENTS
December 2027

●
COMPLETE
March 2028

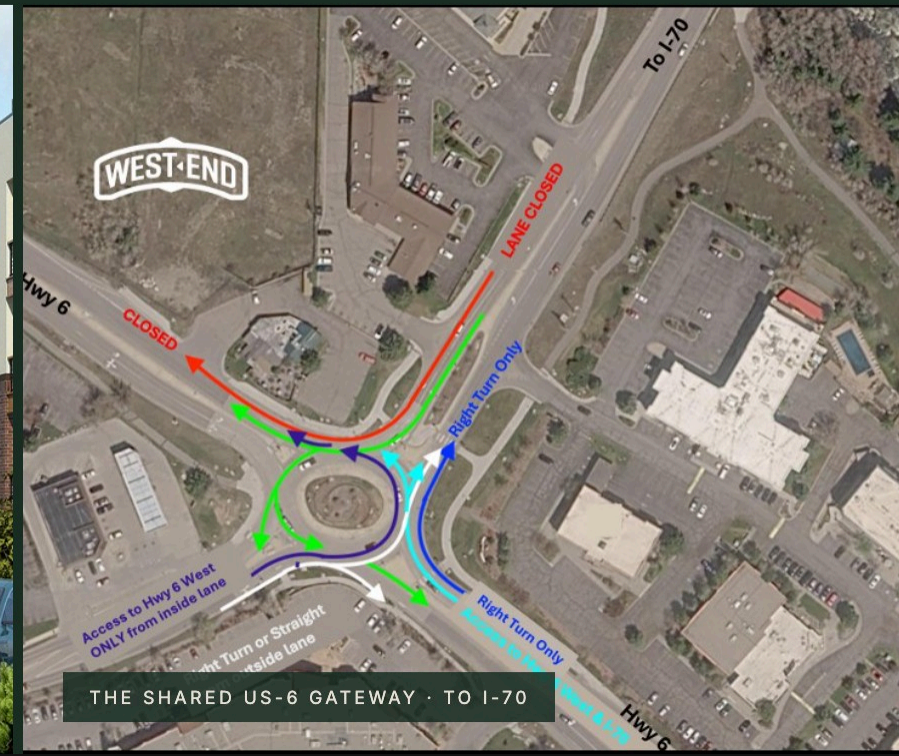


THE STONE YARD · WEST END EARTHWORK AT UPPER RIGHT

ONE FENCE LINE APART

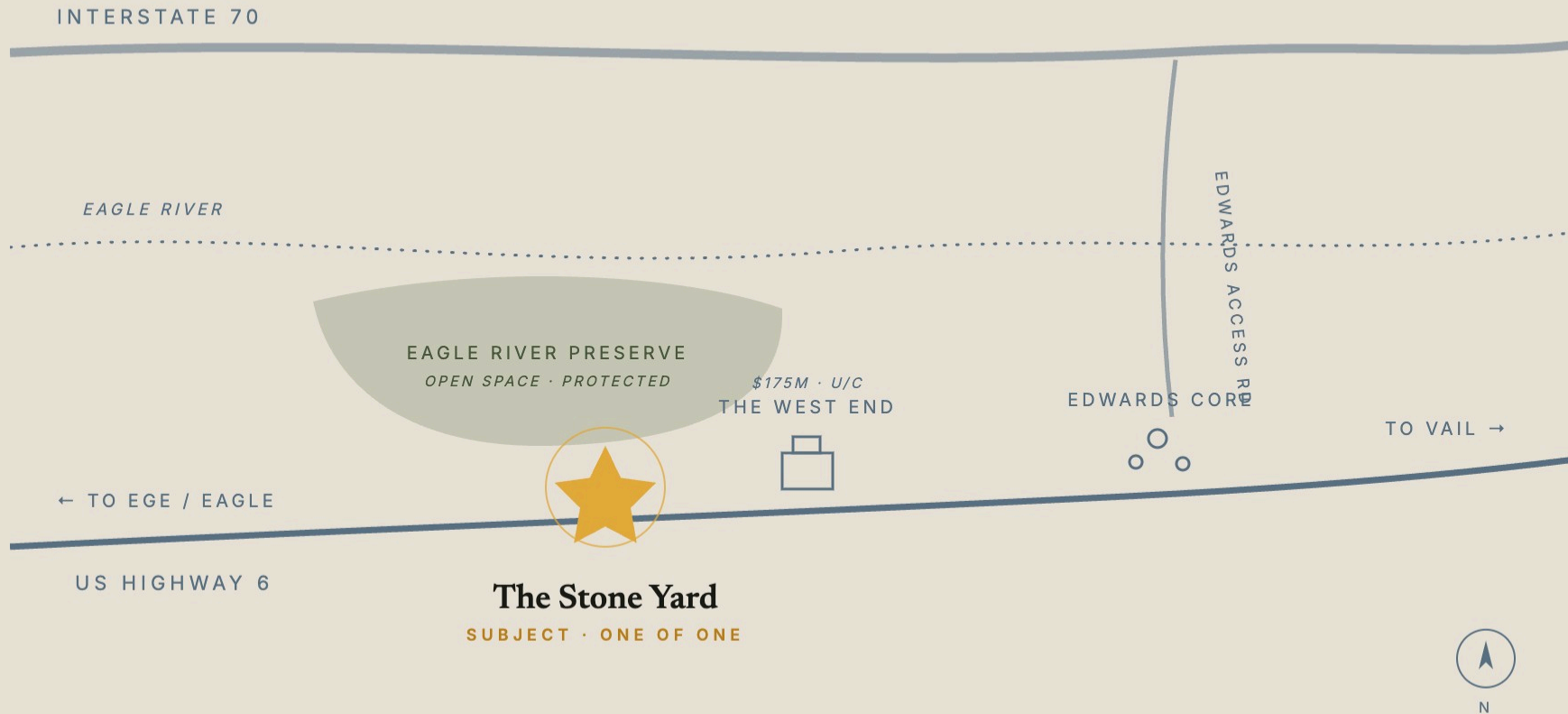


THE WEST END · 275 RESIDENCES · DEVELOPER RENDERING



THE SHARED US-6 GATEWAY · TO I-70

Twelve minutes from Vail. Zero competitors in between.

**12 MIN**

VAIL

8 MIN

BEAVER CREEK

25 MIN

EGE AIRPORT

3 MIN

I-70 INTERCHANGE

Zoned commercial. All of it, by right.

Commercial General (CG) — Eagle County’s broadest commercial district. Uses across all seven of the county’s commercial categories are permitted by right — no hearings, no rezoning, no conditions to negotiate.

BY RIGHT, TODAY

EAGLE COUNTY LUR §3-220.B · CG

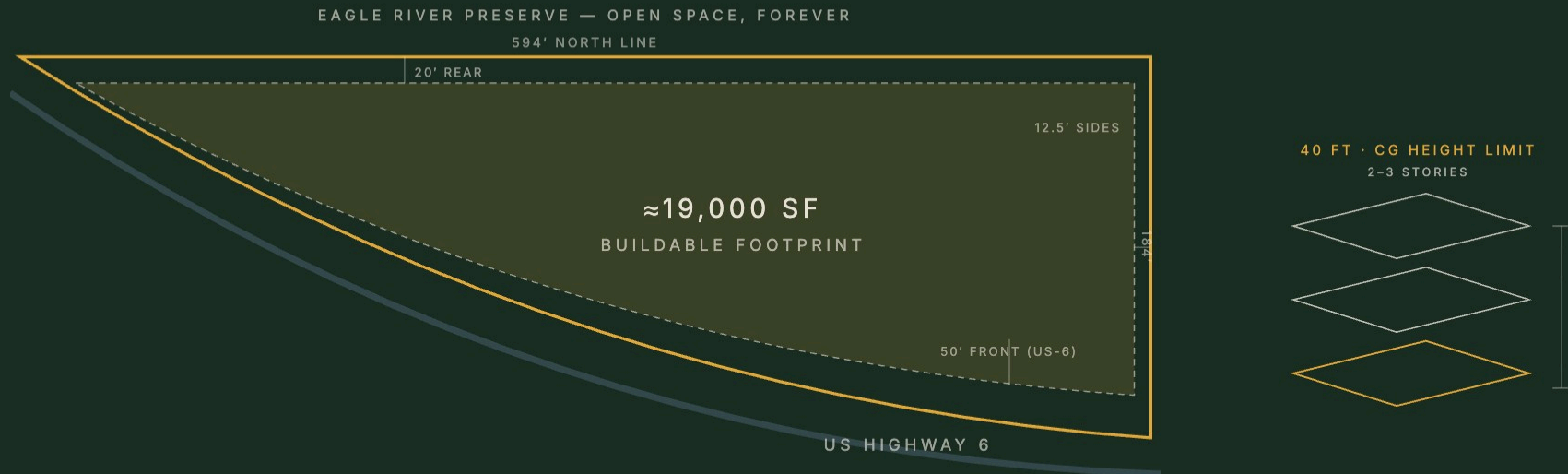
RETAIL & CONVENIENCE General retail sales Convenience & retail fuel Plant nursery / garden sales	RESTAURANT & HOSPITALITY Restaurant / food service Food-truck & outdoor vending (in place today)	PERSONAL SERVICE & OFFICE Professional & business offices Personal services · studio · fitness Medical / veterinary clinic
SERVICE-COMMERCIAL & AUTO Vehicle wash · EV fast-charging Vehicle service, repair, sales & rental Fleet & contractor operations (in place today)	INDUSTRIAL & WHOLESALE Light fabrication & workshop Warehouse, storage & wholesale Yard-based operations (in place today)	RECREATION & ASSEMBLY Indoor recreation / theater — site condition already satisfied (2022 subdivision)

WHAT THE ZONING CARRIES — ILLUSTRATIVE

Garage-condominium program Luxury motor storage & club	EV charging & mobility campus On the I-70 / US-6 corridor	Indoor recreation / event venue Fronting the Eagle River Preserve	Continued yield 100% leased · mark-to-market
Event & wedding venue Assembly use fronting the Preserve	Convenience & retail fuel Two CDOT curb cuts on US-6	Professional office & medical Clinic, veterinary or business suites	Large-format retail & showroom Nursery, building supply or trade counter

The approved 2022 subdivision satisfies the site-specific condition for larger-format by-right uses — an entitlement step most raw commercial land still has ahead of it.

One building is engineered. **Up to 55,000 SF** is the canvas.



PLAN VIEW · DERIVED FROM RECORDED SURVEY · ILLUSTRATIVE, NOT TO SCALE

≈19,000 SF

MAX FOOTPRINT WITHIN SETBACKS

40 FT

MAX HEIGHT · EAGLE COUNTY LUR TABLE
3-340

40,000–55,000+
SF

ILLUSTRATIVE MULTI-STORY PROGRAM

The sealed 2024 plan set — an 8,995 SF building with full surface parking — is one engineered configuration. It is the floor of what this ground carries, not the ceiling.

ILLUSTRATIVE CAPACITY STUDY DERIVED FROM RECORDED SURVEY GEOMETRY AND COMMERCIAL GENERAL DIMENSIONAL STANDARDS (50' FRONT, 12.5' SIDE, 20' REAR SETBACKS; 40 FT HEIGHT). ACHIEVABLE PROGRAM IS USE- AND PARKING-DEPENDENT AND SUBJECT TO ALL APPLICABLE REGULATIONS. BUYER TO VERIFY WITH EAGLE COUNTY COMMUNITY DEVELOPMENT.

You cannot build this again.

The honest cost of replicating what already exists at 33885 US Highway 6.

	TO REPLICATE	TO OWN THE ORIGINAL
LAND	Find CG-zoned corridor ground — none is marketed	Secured at contract
ENTITLEMENT	Years of process, uncertain outcome	Complete — approved 2022 subdivision
HIGHWAY ACCESS	CDOT application, engineering, review	Two US-6 access points in place
INCOME	Years away, lease-up risk	\$356,700 gross from day one
TIMELINE	Unknowable	Thirty days

The next buyer does not get a second one. There isn't one.

As-is. As fast as you can move.

First-come, first-served — demand is high and offers are under review now. The seller may accept a qualifying offer at any time.

OFFERING PRICE **\$4,650,000 · as-is, where-is**

SELLER FINANCING 25% down (\$1,162,500) · 7% fixed · 10-year note · first deed of trust · 1.30× interest-only coverage

DILIGENCE VAULT Access within 24 hours of executed confidentiality agreement

INSPECTION 10-day inspection period

CLOSING 30-day close available

OFFER REVIEW First-come, first-served — offers under review now

1

CA

Execute the confidentiality agreement



2

VAULT

Diligence materials within 24 hours



3

OFFER

Reviewed first-come, first-served upon receipt



4

CLOSE

10-day inspection · 30-day close

THE STONE YARD · 33885 US HIGHWAY 6 · EDWARDS, COLORADO

One of One.

INQUIRIES & CONFIDENTIALITY AGREEMENT

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This offering is subject to a confidentiality agreement; certain information is available only to qualified parties.

Information contained herein has been obtained from sources deemed reliable but is not guaranteed by the seller or its representatives, and is subject to change, error, omission, prior sale, or withdrawal without notice. Buyer to independently verify all information, including but not limited to zoning, entitlements, site area, income, and adjacent development scope and timing. This material does not constitute an offer to sell where prohibited. Aerial imagery may include renderings and illustrative overlays; parcel boundary lines are approximate, and images are not drawn to scale.