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TOWER
REALTY PARTNERS

FOR SALE

**260 COOLEY MESA DR
GYPSUM, CO**





PROPERTY OVERVIEW

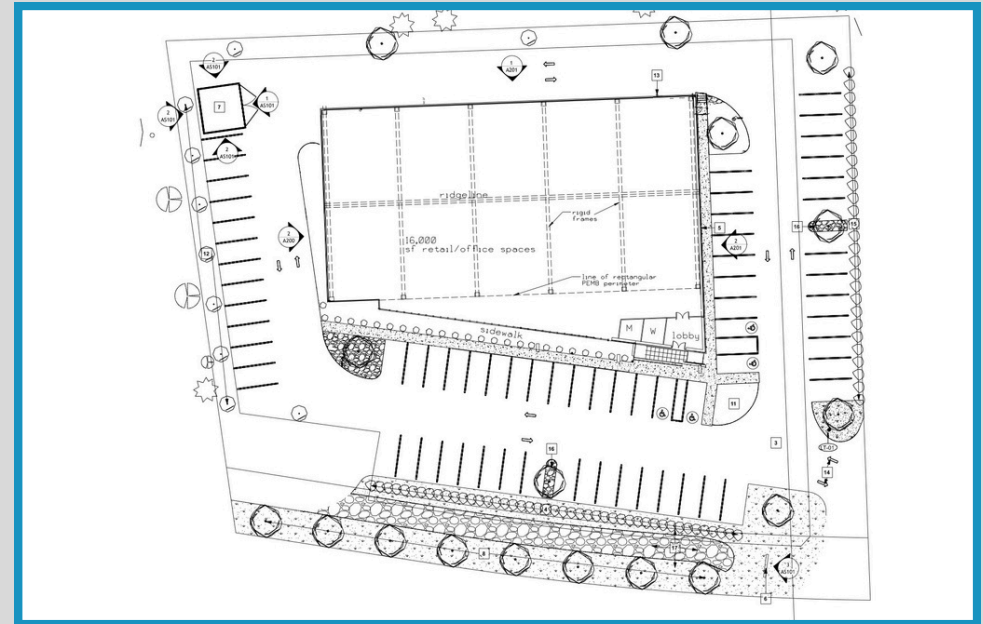
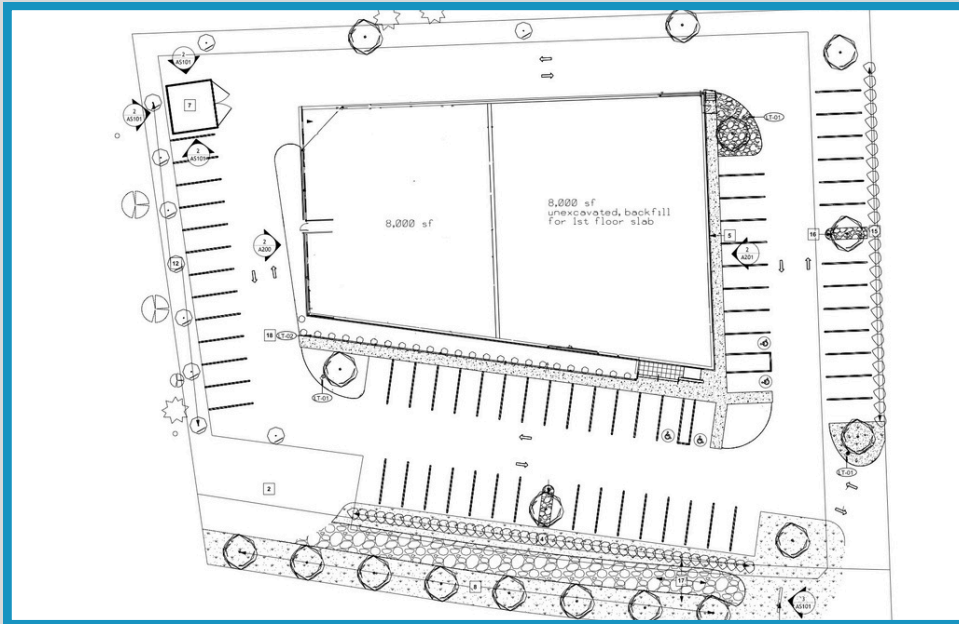
Acquire the future of the Vail Valley corridor at 260 Cooley Mesa Rd, a premier 1.869-acre shovel-ready commercial site positioned for immediate impact. Located directly across from the Eagle County Regional Airport, this high-visibility corner lot is an investor's gateway to a rapidly expanding, affluent community. Skip the years of red tape and regulatory delays; the site is fully entitled with modern, flexible building plans already approved, offering a dramatic head start in Eagle County which is facing soaring demand. As local residential projects like Siena Lake and Tower Center add up to 1,400 new units, this project stands at the epicenter of a population surge. Whether you are an owner-user seeking a high-profile flagship or an investor targeting premium rental yields, this location offers an unparalleled opportunity to anchor your brand in one of Colorado's most dynamic economic zones.



- **Plans for 24,000 SF version underway for streamlined efficiency**
- **1.869 acre corner lot**
- **High visibility**
- **Commercially zoned**

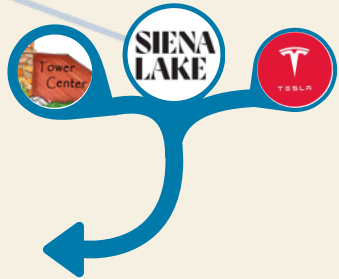
- **Impending population growth**
- **Premium and modern architectural designs**
- **Easy access to I-70 and Eagle County Regional Airport**
- **Opportunity to close the commercial-need gap**

Preliminary plans for 24,000 SF retail/office building





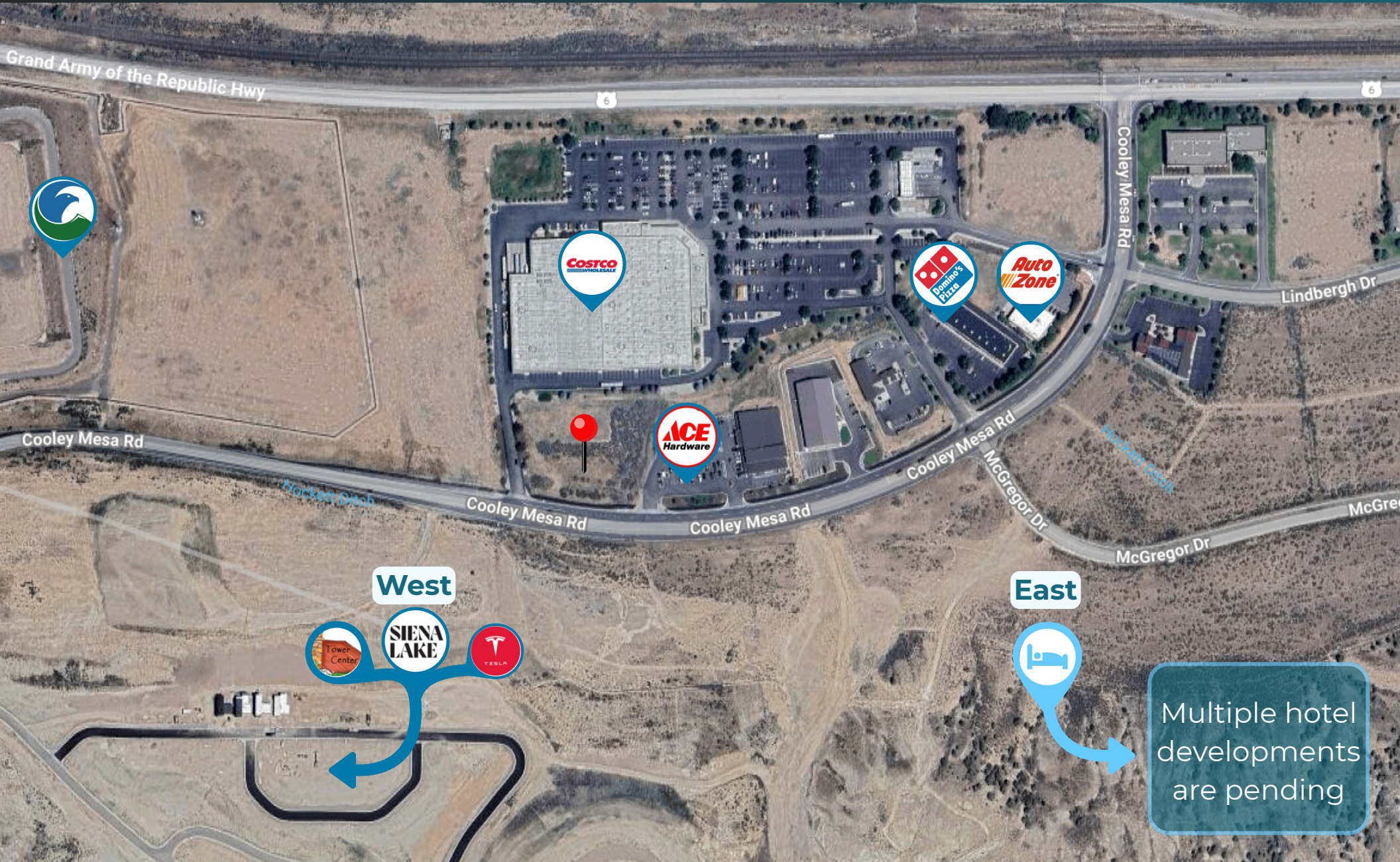
West



East

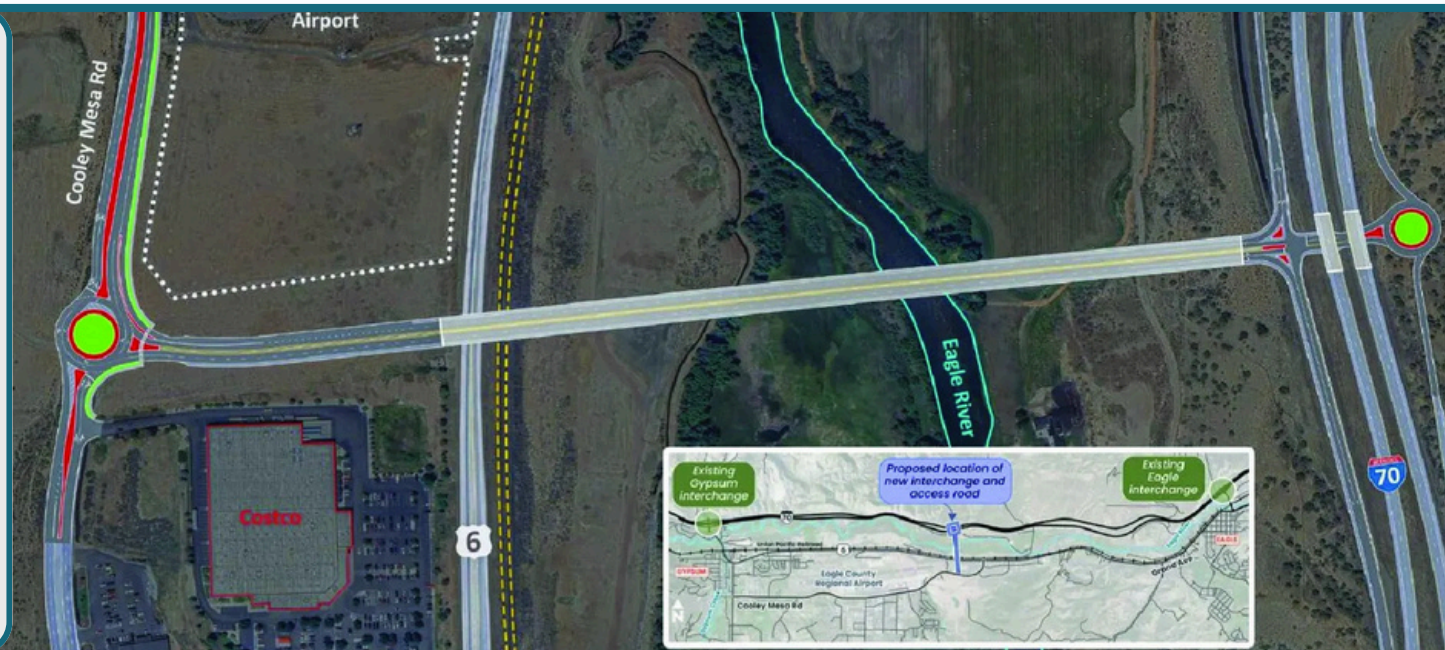


Multiple hotel developments are pending





A new interstate exit and interchange are being planned to connect I-70 and Cooley Mesa Rd immediately west of Cooley Corner. Construction is expected to begin early 2029





GYPSUM Colorado

- **24% population growth since 2010**
- **High household size of 3.3+ per home**
- **Rapid expansion of year-round residents & workforce households**
- **Increasing share of remote professionals and young families**

- **Alternative to higher-cost Vail/Glenwood Springs markets**
- **Year-round workforce & commuter traffic**
- **Strong employment base in aviation, trades & tourism**
- **Ongoing residential development fueling long-term commercial demand**



Gypsum Overview

- 6,312 ft of elevation
- Winter lows of 15°, Summer highs of 85°

Main Attractions

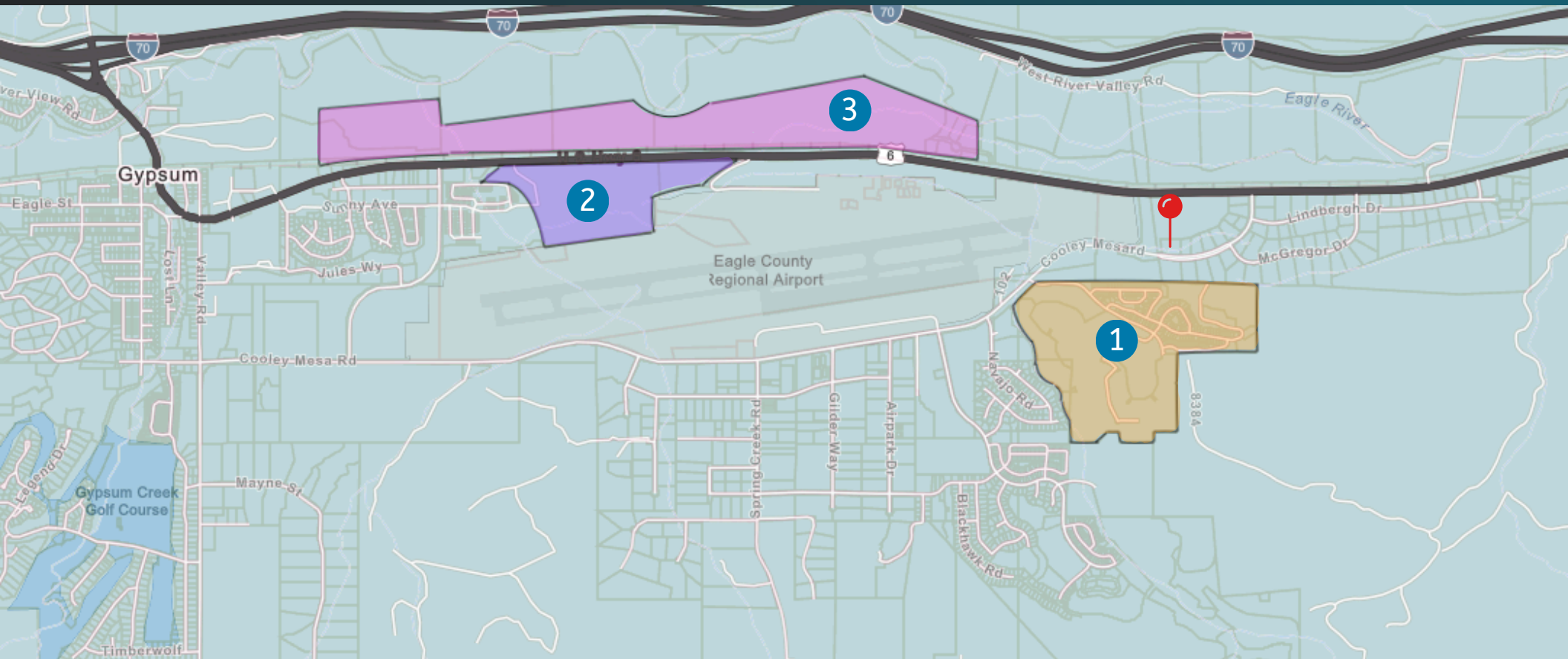
- Eagle County Regional Airport - set to go international in 2026
- Gypsum Shooting Sports Park - Regional destination for practice and competition for firearms and archery
- Golfing - Multiple courses in the area offering stunning views
- LEDE Reservoir - A popular camping and fishing spot.

Underserved Businesses

- Childcare and early education
- Medical, dental, urgent care and behavioral health
- Fitness, yoga, personal trainers, and indoor recreation
- Specialty grocery and everyday retail
- Pet care, grooming and boarding
- Professional services and co-working

Ideal Tenants

- Medical, Dental, Urgent Care
- Childcare
- Fitness, wellness
- Pet care and grooming
- Specialty grocery, food and beverage
- Professional services and co-working



1

Siena Lake - Up to 600 new single family and multi-family residences, commercial amenities and an 18 hole golf course.

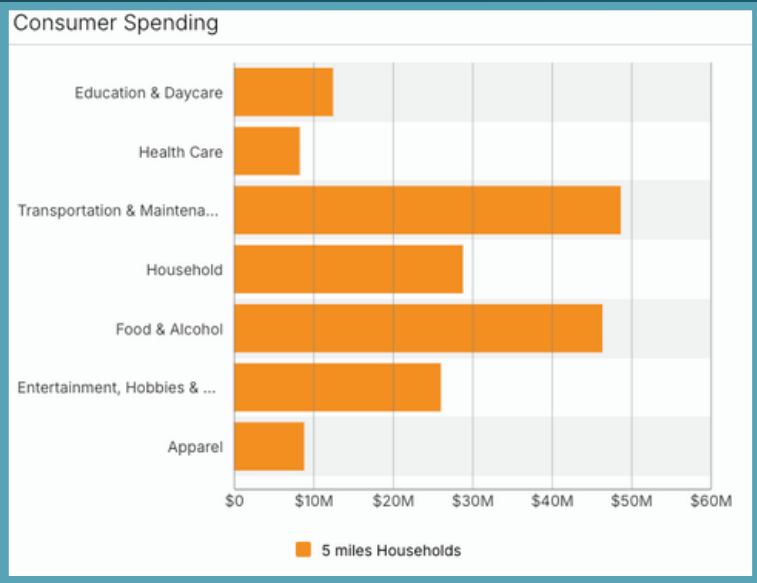
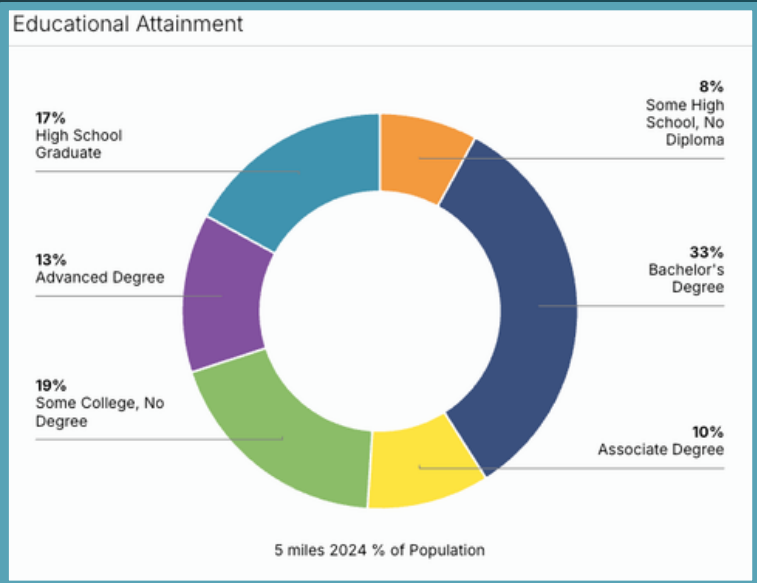
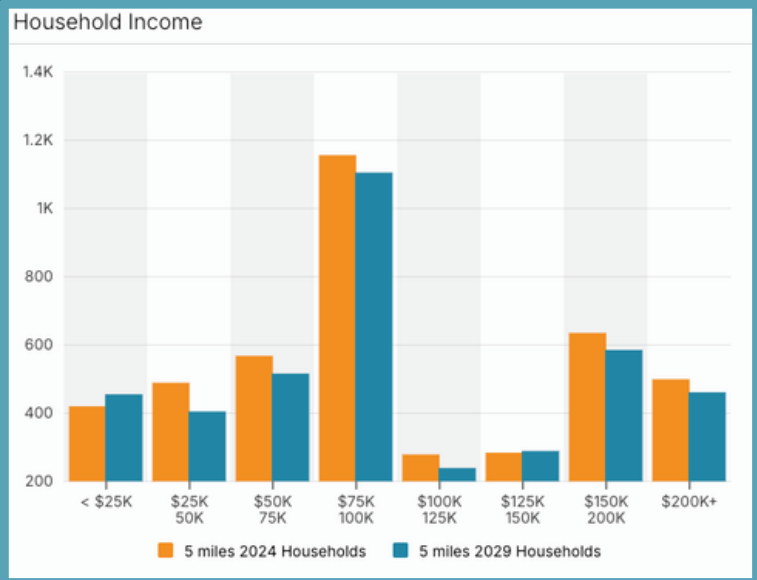
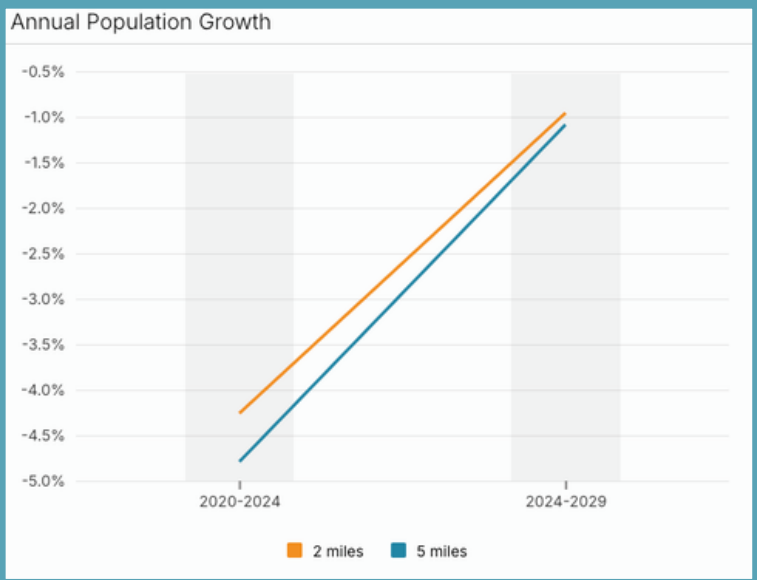
2

Tower Center Project - Up to 800 new single family and multi-family residences, and up to 100,000 square feet of commercial space.

3

Eagle River Area - Infrastructure improvements underway to support larger population and business needs

DEMOGRAPHICS



Now Leasing

Contact Us

- Up to 24,000 SF available
- Units can be divisible to 1,000 SF
- Pre-construction lease rates available
- Tenant incentives available

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