

# Gateway Resort for Sale

Boutique Hospitality Development  
Opportunity

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# Boutique Hospitality Development Opportunity in Southern Colorado

A rare opportunity to acquire a fully de-risked hospitality development site at the gateway to one of Colorado's most iconic natural destinations.

Designed for a boutique resort, glamping lodge, or experiential STR brand, this structure ready property blends mountain views, privacy, and modern infrastructure; ready for a visionary to bring the experience to life.





# Location Advantage



Located directly on the main access road to Great Sand Dunes National Park



Built-in tourist traffic and organic visibility



Strong wayfinding without heavy signage



Ideal positioning for a destination hospitality brand



Natural setting with mountain backdrops and wide-open skies



# The Vision

- ▲ 13 fully serviced sites designed for boutique hospitality and experiential stays
- 🗺️ Privacy-first layout with 60 ft spacing between sites
- 📈 Mountain and dune-facing sightlines
- 👥 Designed for phased growth and brand-driven guest experience
- Ideal for:
  - Boutique hotel groups
  - Glamping operators/RV Parks
  - Eco-resort brands
  - STR portfolio builders
  - Wellness retreat and experiential travel concepts



# Master Plan

## Infrastructure & Sites

- All underground utilities **fully** installed
  - ~1,500 linear feet of trenching completed
  - No re-engineering of core utilities required
- Roads cut, scraped, and graded for immediate access
  - Multiple driveways and two main site entrances constructed
- 13 fully serviced sites:
  - 10 hospitality units
  - 2 RV-capable sites
  - 1 front desk / amenity / operations building site

## Positioning & Future

- Each site positioned for private mountain views with sightlines toward Great Sand Dunes National Park
- Designed for:
  - Guest privacy
  - Noise separation
  - Premium outdoor experience
- Master layout allows:
  - Strategic density increases via phased development
  - Amenity diversification



# Turnkey Execution

## Minimal regulatory and infrastructure risk remaining

- Campground permit acquired
- Major utilities already installed
- Water entitlements secured
- Sites serviced and build-ready
- Prime tourist ingress location
- Designed for scalable growth
- Original hospitality team available to assist in transition
- Deep familiarity with:
  - Site conditions
  - Permitting
  - Infrastructure
  - Local authorities
- Can support:
  - Phased development
  - Accelerated timelines
  - Ownership transition

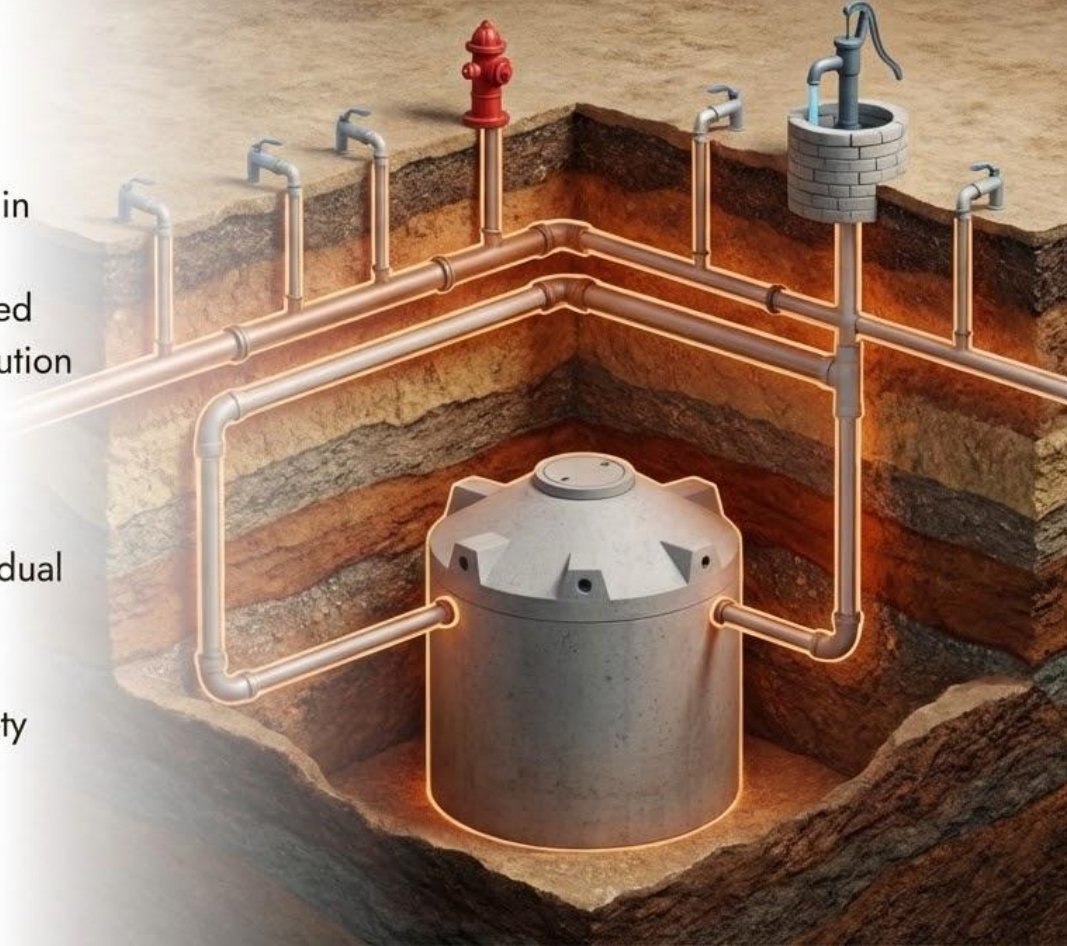
An aerial photograph of a glamping site at sunset. The sun is low on the horizon, casting a warm glow over the landscape. Several small, dark-colored cabins with gabled roofs are scattered across the site. A network of glowing white lines represents power and data infrastructure. These lines run from a central point on the left, branching out to connect each cabin. The lines are illuminated from below, creating a futuristic, glowing effect. The background shows a vast, open landscape under a cloudy sky.

# Power/Connectivity

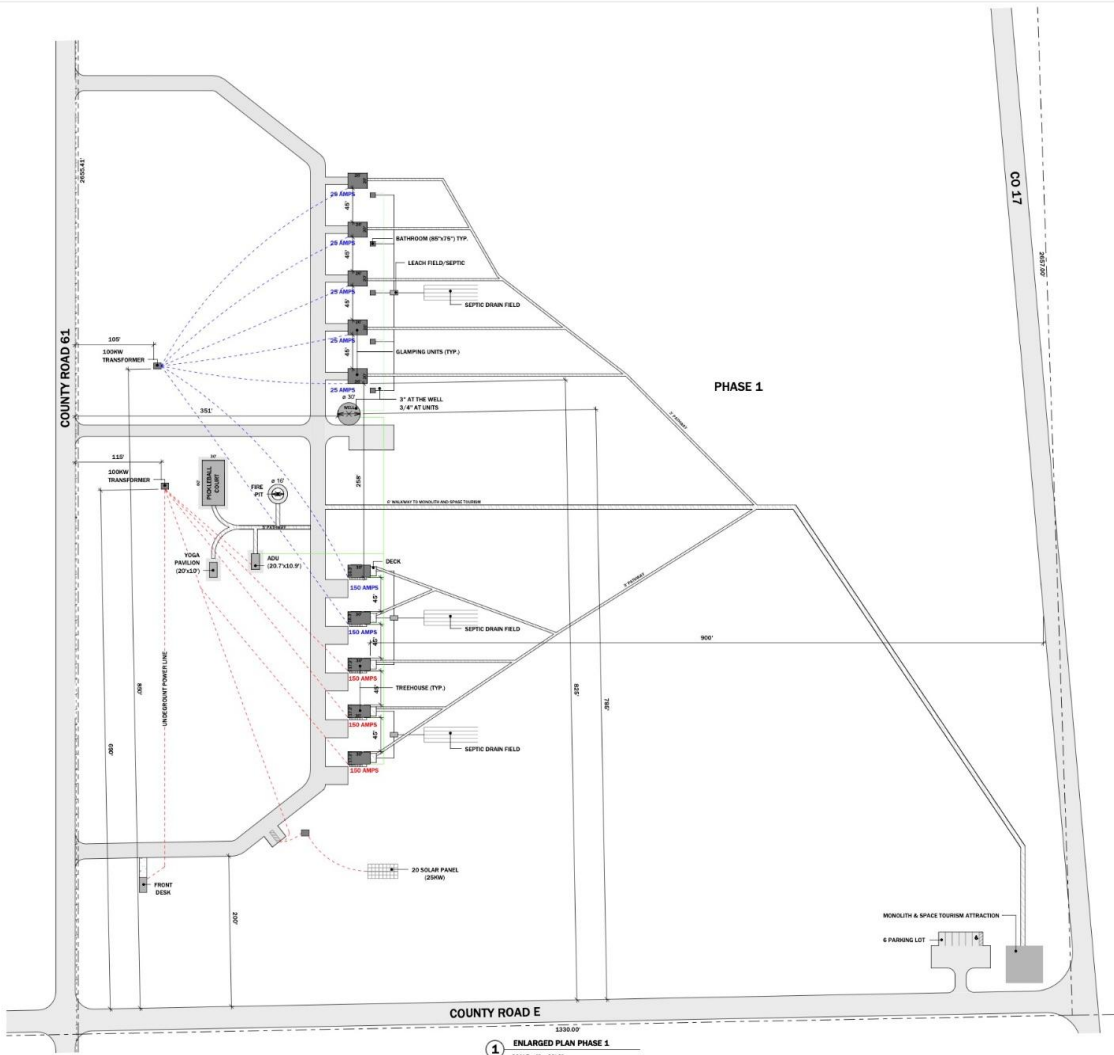
- Primary electrical service extended ~0.5 miles from the nearest grid tie-in
- Two on-site transformers (100 kW each / 400 amps each)
- Separately metered for phased development and operational flexibility
- Square D service panels installed and fully outfitted
- #4 wire direct-burial lines run to each individual site
- Installed in parallel with water lines to minimize future excavation
- Each site supports up to 200 amps, suitable for:
  - Luxury cabins or glamping units
  - HVAC
  - Hot tubs, saunas, and high-demand guest amenities
- Cat 5 cabling run to each unit location for:
  - High-speed internet
  - Smart locks & thermostats
  - Security and guest tech systems
- Solar-ready electrical design for future sustainability and operating cost upside

## Water Infrastructure

- County-approved water augmentation plan in place
- 15,000-gallon underground cisterns installed
  - Integrated with well and main distribution system
- 4-inch main water line installed across the property
- ¾-inch branch lines stubbed to each individual site
- Water and power stubbed up at every site
- On-site hydrant for operations and fire safety
- All water lines insulated and winterized to reduce cold-weather risk







**1** ENLARGED PLAN PHASE 1  
SCALE: 1" = 60'-0"

PHASE 1



JURISDICTION: SAGUACHE COUNTY  
 PARCEL NUMBER: 4881-093-00-014  
 ZONING: R.E.  
 OWNER: DANIEL BOURDEAU  
 LOT AREA: 5397718.55 SF  
 BUILDING FOOTPRINT: 4500 SF  
 LOT COVERAGE: 0.14%

N

**RIGHT**  
ARCHITECTURE

PROJECT: 00 HW 17 HOOPER  
CO RLS.36

ENLARGED PLAN  
PHASE 1

SCALE: 1" = 60'-0"

**C-1**  
SHEET SIZE: 36" x 48"



# Contact

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Inquiries welcome for



Full project acquisition



Strategic JV partnerships



Operator-led development