

AVAILABLE LOTS & PARCELS

Woodland Station

Out Parcels — Woodland Park, CO

Pricing effective June 2026

Zoning	Total SF	Parcels	Flood plain	Status
CBD	97,590	3	None	Pad ready

LOCATION

- 201 Saddle Club Avenue, Woodland Park, CO 80863

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AVAILABLE PARCELS

Lot 2

Listing price
\$525,000

Square footage
17,424 SF

Price per SF
\$30.13

Zoning
CBD

Utilities

Water — stubbed

Sewer — stubbed

Electric — adjacent

Gas — adjacent

Comments **Pad ready**

CC&R

Woodland Station Overlay Zone; subject to Seller use and design approvals; no direct compete with Tava House

Lot 3

Listing price
\$250,000

Square footage
6,970 SF

Price per SF
\$35.87

Zoning
CBD

Utilities

Water — stubbed

Sewer — stubbed

Electric — adjacent

Gas — adjacent

Comments **Pad ready**

CC&R

Woodland Station Overlay Zone; subject to Seller use and design approvals; no direct compete with Tava House

Unplatted lot

Portion of Tract B

Listing price

\$850,000

Square footage

73,196 SF

Price per SF

\$12.00

Zoning

CBD

Utilities

Water — adjacent

Sewer — adjacent

Electric — adjacent

Gas — adjacent

Comments **Not in flood plain**

CC&R

Woodland Station Overlay Zone; subject to Seller use and design approvals; no direct compete with Tava House

Seller: Woodland Station South, LLC

3 parcels · 97,590 total SF · 201 Saddle Club Ave, Woodland Park, CO 80863