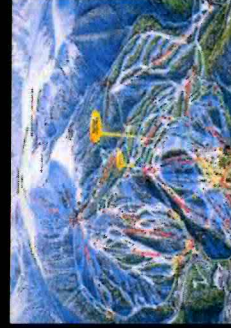


GRAND COUNTY, COLORADO AMENITIES

Winter Park Ski Resort - 20 minutes away



Rocky Mountain National Park - 20 minutes away



TREMENDOUS DEVELOPMENT OPPORTUNITY GRAND COUNTY, COLORADO

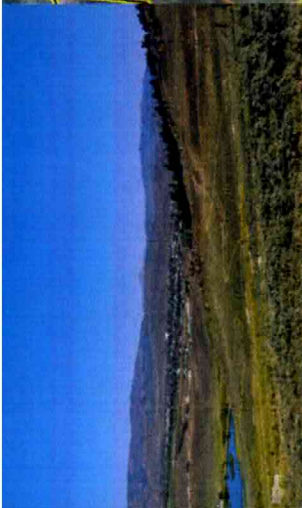
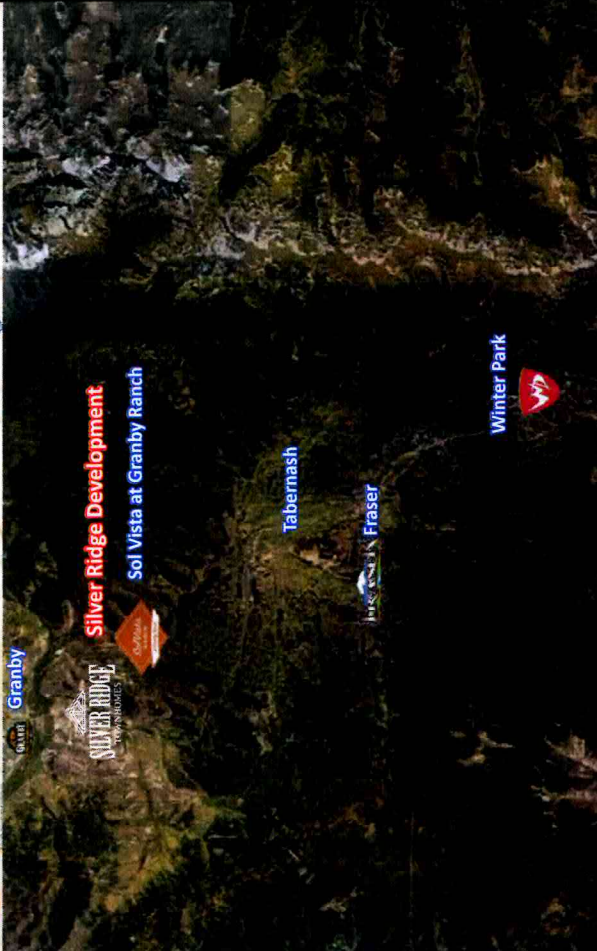
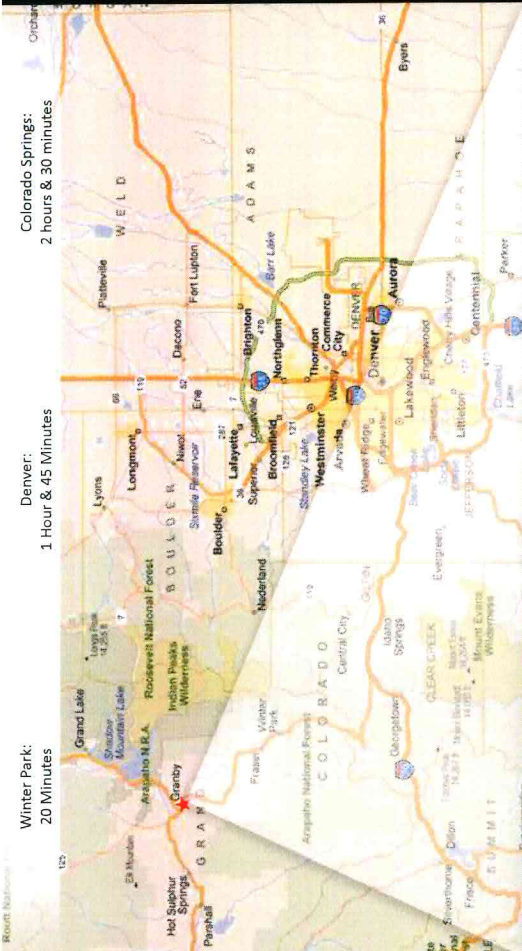
FOUR SEASON RETREAT PARADISE



- LOCATION INFORMATION**
- ▶ Ideally situated near the base of Sol Vista ski area; tremendous family ski resort
 - ▶ Tremendous views and easy access from Highway 40
 - ▶ Site adjacent to two championship golf courses; Headwaters (Jack Nicklaus) & Grand Elk (Craig Stadler)
 - ▶ Less than 2 hours from Denver
 - ▶ 20 minutes from Winter Park
 - ▶ Site is situated in such a way as to allow for excellent views from every phase and unit of the project

The information contained herein from sources deemed reliable. We have no reason to doubt its accuracy; but do not guarantee it. It is the responsibility of the person viewing this information to independently verify it. This package is subject to change, prior sale, or complete withdrawal.

- ▶ 184 approved units on 30.94 acres (plat recorded) with Grand County
- ▶ Property is fully entitled
- ▶ Public water and sewer to site up Village Road
- ▶ Roads roughed in throughout the site
- ▶ Priced to sell at only \$16,000+/- per unit
- ▶ Retail pricing can be accomplished for \$199,000 - \$250,000
- ▶ Potential space plans from 1,400 - 2,500 SF



Silver Ridge Development
 Granby, Colorado

Lot Size: 30.94 acres

Zoning: R/B - Residential Business

Units: 184 townhomes

Sale Price: \$2,999,000
 (\$16,300/unit)

PRICE REDUCED FROM \$6,900,000!

