

EXCLUSIVE OFFERING · EDWARDS, COLORADO

The Stone Yard

The Vail Valley's Only Industrial Yard · One of One

\$4,650,000 · AS-IS · 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

\$274,440

ANNUAL GROSS

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.

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

General Commercial (CG) · MXC proposed

ENTITLEMENT

Approved 2022 subdivision

ACCESS

Two CDOT access points on US-6

ADJACENCY

Eagle River Preserve — open space, forever

PARCEL

R015475

THE STONE YARD · EDWARDS, COLORADO · ONE OF ONE



THE YARD · LOOKING NORTH ACROSS US-6



PARCEL PLAN · TOP-DOWN



THE PRESERVE FRAME · OPEN SPACE BEYOND

\$274,440

ANNUAL GROSS INCOME · IN PLACE

FOURTEEN TENANCIES BY TRADE



Fourteen individual commitments. No single tenancy carries the yard.

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

Month-to-month 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% without a lease longer than a month.

Flexibility is the feature.

Every tenancy is month-to-month. That single fact underwrites two different acquisitions at once.

FOR THE INVESTOR

Continuous mark-to-market.

No stale leases, no below-market drag, no waiting for rollover. Every rate on the yard can re-price to the market every thirty days — 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.

No buyouts. No holdouts. No lease encumbrances between you and a shovel. The yard produces \$274,440 of gross income while you entitle — the site funds its own pre-development, then clears in thirty days when 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.

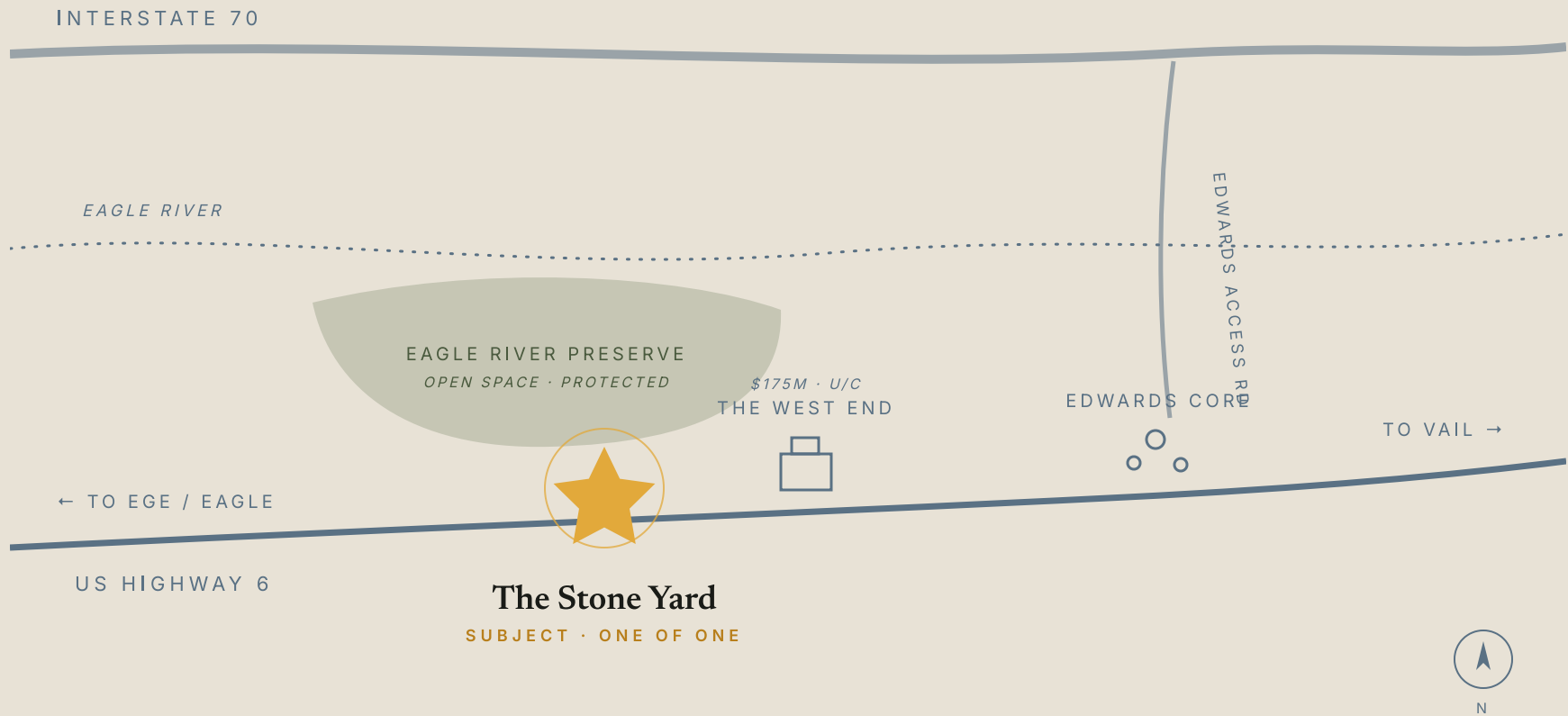
●
GROUNDBREAK
July 2025

●
VERTICAL
2026–2027

●
FIRST RESIDENTS
December 2027

●
COMPLETE
March 2028

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 for today. Positioned for tomorrow.

Commercial General (CG) — Eagle County's broadest commercial district — with Mixed-Use Corridor (MXC) designation proposed under the county's land-use rewrite.

BY RIGHT, TODAY ECLUR §3-220.B · CG

The CG district permits uses across all seven of the county's commercial categories – no hearings, no rezoning.

RETAIL & CONVENIENCE

- General retail sales
- Convenience & retail fuel (≤3,500 SF)
- Plant nursery / garden sales

PERSONAL SERVICE & OFFICE

- Professional & business offices
- Personal services · studio · fitness
- Medical / veterinary clinic

INDUSTRIAL & WHOLESALE

- Light fabrication & workshop
- Warehouse, storage & wholesale
- Yard-based operations (in place today)

RESTAURANT & HOSPITALITY

- Restaurant / food service
- Food-truck & outdoor vending (in place today)

SERVICE-COMMERCIAL & AUTO

- Vehicle wash · EV fast-charging
- Vehicle service, repair, sales & rental
- Fleet & contractor operations (in place today)

RECREATION & ASSEMBLY

- Indoor recreation / theater — site condition **already satisfied** (2022 subdivision)

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

THE HORIZON PROPOSED MXC · SCENARIOS

The county's draft land-use rewrite proposes Mixed-Use Corridor designation for this stretch of US-6 – the corridor where the \$175M West End delivers 275 residences by 2028.

THE MXC DIRECTION

- Mixed-use buildings — commercial below, residential above
- Multifamily & workforce housing
- Neighborhood retail & restaurant at street level
- Lodging & hospitality
- Walkable corridor intensity aligned with the West End's arrival

ILLUSTRATIVE SCENARIOS · SELLER CONCEPT WORK CONVEYS UNDER NDA

- Luxury garage-condominium program — concept pro forma complete
- EV charging & mobility-services campus on the I-70/US-6 corridor
- Indoor recreation / event venue fronting the Eagle River Preserve
- Continued yield — 100% leased, mark-to-market — while any path is entitled

275 new households arrive next door by 2028. The question isn't whether this corridor densifies – it's who owns the last developable ground when it does.

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	\$274,440 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.

Offers reviewed as received and may be accepted at any time. Call for offers: August 10, 2026.

OFFERING PRICE	\$4,650,000 · as-is, where-is
DILIGENCE VAULT	Access within 24 hours of executed confidentiality agreement
INSPECTION	10-day inspection period
CLOSING	30-day close available
OFFER REVIEW	As received — call for offers by August 10, 2026

1

CA

Execute the confidentiality agreement

2

VAULT

Diligence materials within 24 hours

3

OFFER

Submit by August 10, 2026

4

CLOSE

10-day inspection · 30-day close

FOR SALE

33885 US Highway 6, Edwards, CO 81632

The Stone Yard

THE GATEWAY TO THE VAIL MARKET

SITE AREA

APPROX. 1.2 ACRES

CURRENT ZONING

GENERAL COMMERCIAL ZONED
CURRENTLY

OFFERED AT

\$4,650,000

FUTURE POSITIONING

POTENTIAL FUTURE MIXED
MULTIFAMILY COMMERCIAL

ADJACENT CATALYST

\$175M WEST END PROJECT
NEXT DOOR

ACCESS

TWO ACCESS POINTS ON US-6



PRIME HIGHWAY 6 FRONTAGE

GATEWAY TO THE VAIL VALLEY

RARE DEVELOPMENT OPPORTUNITY

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.