

XTREME REALTY · DEVELOPMENT OPPORTUNITY

512 E Curtis Street, Eckley

Fourteen platted residential lots on 1.97 acres of in-town Colorado land. Water tap permits paid and active. Full block, alley access, blank slate for development or workforce housing.

| LOTS | ACREAGE | WATER TAPS | LIST PRICE |
|-----------|-------------|------------|------------------|
| 14 | 1.97 | 14 | \$124,900 |

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Why this property is a developer's opportunity

This is not raw farm dirt. It is in-town platted land with active tap permits, in a market with measurable workforce housing demand. The platting work is done, the water tap permits are paid current, and the buyer has multiple exit structures to choose from.



The property sits on the outside edge of town next to a few thousand acres of farm fields, with quick highway access to Yuma or Wray

01

Town-Platted, 14 Lots

Seven lots on top, seven on bottom, with an alley running between them. Full block from Curtis Street through. Platting work already complete.

02

Water Tap Permits Paid

Fourteen water tap permits paid and current with the City of Eckley. Developer skips the permit fee process. Lines from each structure to the main are developer cost, then the city hooks up at the main at city expense.

03

Workforce Housing Position

Yuma and Wray are 28 miles apart with Eckley roughly in the middle, 13 miles to Yuma and 15 miles to Wray. Workforce housing here serves both work centers, especially in eastern Colorado winters.

04

Recording Flexibility

Buyer can record the 14 lots as separate legal parcels post-close, unlocking retail lot resale. Seller has confirmed no restrictions on post-close recording.

The asset, in detail

A single legal parcel with the town's plat overlay showing 14 lots. The parcel runs the full block from Curtis Street to the next street, with double-wide lot sizing on each. Layout, dimensions, and infrastructure are summarized below.



Drone view of the 1.97 acre parcel at 512 E Curtis Street, Eckley CO

| | |
|--------------------------|--|
| ADDRESS | 512 E Curtis Street, Eckley CO 80727 |
| COUNTY | Yuma County, Colorado |
| PARCEL SIZE | 1.97 acres, single legal parcel |
| PLATTED LOTS | 14 lots, town-platted (not separately recorded) |
| LAYOUT | 7 lots on top, 7 lots on bottom, alley running between |
| LOT DIMENSIONS | Double-wide footprint per lot |
| BLOCK FRONTAGE | Full block, Curtis Street to next cross street |
| WATER TAP PERMITS | 14 paid and current with City of Eckley, transferable |
| MONTHLY TAP FEES | Approximately \$87 combined, paid current |
| ZONING | Residential, allows single family, manufactured housing, and self-storage |
| USE FLEXIBILITY | Build 14 homes, downsize to one home with one tap, or develop alternate uses |
| TITLE STATUS | Free and clear, all back fees paid current, no liens or encumbrances |

► [Full drone video tour available with live MLS listing](#)

DEVELOPMENT VISION

What a buyer can build here

The flexibility is the value. A developer can deploy this as a manufactured home community, a workforce apartment build, a mixed-housing project, or a phased single-family build-out. Four concrete visions for the parcel.

CONCEPT 1

Manufactured Home Community

Fourteen lots platted and taps in place. Colorado is actively supporting modular and manufactured housing in 2025 and 2026. Strong fit for community operators seeking new sites in affordable rural markets.

CONCEPT 2

Workforce Apartment Complex

Small multi-unit build targeting Yuma County workers commuting in from outside town. Direct rental thesis with built-in renter pool from local ag operations and county employers.

CONCEPT 3

Mixed Housing Phased Build

Combination of manufactured units, stick-built single family, and rental units developed in phases. Maximizes capital deployment over 18 to 36 months while building local presence in the market.

CONCEPT 4

Retail Lot Resale Strategy

Record the 14 lots as separate legal parcels post-close (estimated \$5k to \$15k in survey and filing fees), then sell each individually over 12 to 36 months at \$9k to \$15k per lot. Returns \$126k to \$210k retail.

5TH PATH · SELF-STORAGE DEVELOPMENT

A 5th concept already vetted by the town

A previous interested buyer planned to develop this parcel as self-storage and the Town of Eckley confirmed no objection. The parcel comfortably supports five buildings at 400 x 50 feet, 160 10x10 units per building, with at least 20 feet between buildings. Comparable 10x10 storage units in Gunnison, CO grew from \$87 to \$195 per month over the past four years, a \$108 increase. Add rooftop solar with timer-controlled hallway lighting and security to run the facility at zero electricity cost.

800

10X10 UNITS
5 BUILDINGS OF 160

\$40K

MONTHLY CASH
FLOW
AT \$50 PER UNIT

\$80K

MONTHLY CASH
FLOW
AT \$100 PER UNIT

\$960K

ANNUAL REVENUE
AGGRESSIVE CASE

Alternative configurations include fewer buildings with the remaining footprint dedicated to higher-margin RV and boat storage.

INFRASTRUCTURE

What is already on the ground

The previous owner negotiated water tap permits at favorable rates, leaving meaningful paid permits on the property. A buyer takes this as part of the purchase, saving time and cost on the front end of any development.



Property with full road access on both ends, view facing northwest

Water Tap Permits

Fourteen tap permits paid and active with the City of Eckley. Seller negotiated tap acquisition at favorable rates and is current on all permit fees. Developer takes the property with tap permits in place and skips the application and permit fee process. Water lines from each future structure run to the main at developer cost, then the city hooks up at the main at city expense.

Alley Access

Improved alley running between the two rows of lots provides rear access for each lot, supporting both manufactured home installation and conventional construction logistics.

Block Frontage

Full block frontage from Curtis Street to the next cross street. Public road access on both ends of the parcel.

Ongoing Tap Fees

Approximately \$87 per month combined for all 14 taps, paid current. Transferred to buyer at closing.

Title and Fees Current

Property is owned free and clear. Seller paid all back fees and assessments at acquisition. No liens, no encumbrances, no outstanding obligations. Clean close.

MARKET & LOCATION

Yuma County is moving, and so is the buyer pool

Eastern Colorado real estate is showing meaningful price appreciation, and the workforce housing gap continues to widen. The property sits between two work centers and within an hour of one of the region's largest recreational destinations.

19.8%

YUMA COUNTY
HOME PRICES YOY

\$369K

YUMA COUNTY
MEDIAN HOME

\$118K

ECKLEY MEDIAN
PROPERTY VALUE

\$13K

YUMA RURAL LAND
PER ACRE AVG



Eckley sits in the middle of Yuma (13 miles west) and Wray (15 miles east), 28 miles apart



Lake McConaughy, about an hour north over the Nebraska border

RECREATIONAL ACCESS · BIG MAC RESERVOIR

An hour south of Lake McConaughy, Nebraska

The largest reservoir in Nebraska. Major destination for fishing, boating, water sports, camping, and lake recreation. Front Range Colorado families regularly travel here for weekend trips. The property's eastern plains location puts it within practical drive distance for vacation rental and recreational landowner buyer profiles, an angle competing rural land listings cannot reach.

22 mi

Length of lake

76 mi

Sandy shoreline

35,700

Surface acres

~1 hr

Drive from Eckley

BUYER EXIT STRUCTURES

Four ways to play this

A buyer is not just buying dirt, they are buying a path to retail or rental income. Each structure has a different timeline, capital deployment, and upside. Listed on both residential and commercial MLS. Seller is flexible on close timeline, owner financing terms, and acquisition structure.

01

Bulk Sale to Builder

Single buyer takes the entire parcel as platted. Simplest close, lowest risk. Fastest path from acquisition to development. Single transaction with no additional recording work required.

30 to 60 day close horizon

02

Retail Lot Resale

Buyer records the 14 lots as separate legal parcels post-close for an estimated \$5k to \$15k in survey and filing fees. Then sells each lot individually at \$9k to \$15k. Returns \$126k to \$210k in retail value.

12 to 36 month horizon, highest upside

03

Joint Venture with Builder

Land contributor partners with a builder, lots contributed at agreed value. Builder builds spec or pre-sold homes on each lot. Profits split per finished home, typically 50/50.

12 to 24 month horizon, builder partner required

04

Owner Finance Acquisition

Buyer acquires with seller carrying paper. Lower down payment with monthly installments. Tax-advantaged installment sale for seller, typically commands higher purchase price because of the financing terms.

Negotiated terms, property as collateral

MARKETING APPROACH · HOW WE REACH THE RIGHT BUYER POOL

Dual MLS

Listed on both residential and commercial MLS. Only 10 percent of agents do both, reaching developer audiences that residential-only listings cannot.

Developer Network

Direct outreach to the active developer pool from current Colorado deals including the 31-acre Frederick / Firestone mixed-use project.

Digital Campaign

Daily cold email outreach, newsletter distribution, investor groups, and optional paid digital into the Denver metro investor base.

Cross-State Reach

Outreach extends into Nebraska markets. Recreational landowners within drive distance of Lake McConaughy are a buyer pool competing listings miss.

READY TO MOVE

Let's discuss this opportunity

Request additional information, schedule a property review, or discuss deal structure. Property is actively marketed and qualified buyers are encouraged to reach out directly.

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All information is deemed reliable but is not guaranteed and may be subject to change. Buyers are strongly advised to independently verify all zoning, entitlements, infrastructure, water tap status, and other critical details with Yuma County, the Town of Eckley, and applicable utility providers. Concepts shown are illustrative and do not represent final designs or approvals.