

# TBD Continental Peaks Cir

Estes Park, CO 80517

Two Development Properties Available Individually or Together  
Asking Price: \$1,000,000 Per Property



## Wildfire Development | Estes Park, Colorado

Premier Residential & Workforce Housing Development Opportunity

Nestled within the highly desirable Wildfire in Estes Park, Colorado, these two residential development parcels offer a rare opportunity to deliver much-needed housing in one of Colorado's most sought-after mountain communities. Positioned at the gateway to Rocky Mountain National Park, the properties combine existing infrastructure, prior entitlement work, and exceptional development flexibility in a market where housing supply remains limited and demand continues to grow.

Whether envisioned as market-rate condominiums, townhomes, rental housing, or employer-sponsored workforce housing, Wildfire provides developers, investors, and employers with a compelling opportunity to create housing in a community where attainable residential inventory is increasingly difficult to find.



## Opportunity Highlights

- + Two development parcels available individually or together
- + Existing water and sewer infrastructure in place
- + Prior entitlement and approval work completed
- + Located within the established Wildfire community
- + Minutes from downtown Estes Park and major employers
- + Suitable for condominiums, townhomes, rental housing, or workforce housing
- + Significant unmet housing demand throughout Estes Park
- + Potential future expansion opportunity with an additional property
- + Exceptional mountain-community setting with year-round recreation

## Townhome Development Parcels

Townhome Development Parcels consist of 13 Separate parcels sold together for up to 13 townhomes. These benefits from one of the strongest entitlement positions within the development.

Previous ownership completed building plans, submitted them for permitting, and received approval from the Town. Although the permits were never picked up and have since expired, the prior approval demonstrates municipal support for residential development on the site.

### A future purchaser can:

- + Re-submit a similar project under current code requirements
- + Adapt the existing design to meet updated regulations
- + Explore alternative layouts and product types, subject to approval
- + Potentially pursue larger or revised unit designs

### Existing Infrastructure

- + Water and sewer infrastructure already installed
- + Utility connection fees not yet paid
- + Individual sewer connections were planned for each townhome unit

This parcel offers a meaningful head start compared to many development opportunities where entitlement work has not yet begun.







## Condominium Development Parcel - TBD Continental Peaks Circle

The condominium parcel offers a unique opportunity for either workforce housing or market-rate residential development. The site was previously approved for workforce housing at double density, allowing for:

- + Two condominium buildings
- + Up to 16 total units
- + Eight units per building

While this density was approved under a workforce housing program, a market-rate development could potentially pursue a different product type and approval strategy, subject to municipal review.

Conceptual renderings were completed and submitted; however, no site plans, construction drawings, or building permits were pursued, allowing a future buyer flexibility in design and execution.

### Existing Infrastructure

- + Storage warehouse currently used for construction operations
- + Water and sewer tap fees will be paid by buyer at time of building construction
- + Water infrastructure already installed including two water taps and two 8-inch sewer taps through Upper Thompson Sanitation District
- + Infrastructure designed to accommodate the previously approved condominium plan

The parcel maintains its own HOA while also participating in the Wildfire Master Association.



## Attractive Workforce Housing Opportunity

Estes Park's employers continue to face challenges attracting and retaining employees due to a shortage of available housing. As a result, workforce housing has become a strategic priority throughout the region. The condominium parcel's prior higher-density workforce housing approval creates a particularly attractive opportunity for:

- + Hospitality and resort operators
- + Healthcare providers
- + Educational institutions
- + Government agencies
- + Major local employers

Employer-sponsored housing can improve recruitment and retention, reduce turnover, enhance employee quality of life, and provide a long-term solution to workforce shortages in a competitive labor market.

## Future Expansion Potential

Beyond the two properties currently being offered, ownership has indicated that an additional property may become available in the near future.

If developed for workforce housing, that site could potentially accommodate:

- + Four Additional Condominium Buildings
- + Up to 32 Additional Residential Units

Combined with the current offering, this future opportunity could allow a buyer to create a larger, coordinated residential community







## Why Estes Park?

Located at the eastern entrance to Rocky Mountain National Park, Estes Park is one of Colorado's most recognized and desirable mountain destinations. The community's year-round economy is supported by tourism, healthcare, education, hospitality, and local services, creating consistent demand for housing.

- + Access to Rocky Mountain National Park
- + More than 350 miles of hiking trails
- + Lake Estes recreation, fishing, kayaking, and paddleboarding
- + Spectacular mountain scenery and wildlife viewing
- + Extensive biking and outdoor recreation opportunities
- + Golf courses, restaurants, breweries, and boutique shopping
- + A vibrant downtown district and community events
- + Convenient access to Fort Collins and Northern Colorado employment centers

The combination of lifestyle amenities, economic vitality, and limited developable land continues to support strong long-term housing demand.

## Investment Highlights

- + Strong demand for workforce and attainable housing
- + Limited housing inventory and developable land
- + Existing utility infrastructure in place
- + Prior approvals and entitlement work completed
- + Flexibility for market-rate or workforce housing development
- + Opportunity for for-sale or long-term rental product
- + Potential future expansion opportunity
- + Proven demand from local employers and residents
- + Prime location in one of Colorado's premier mountain communities

### **A Rare Opportunity to Shape Estes Park's Next Residential Community**

Wildfire offers a unique opportunity to capitalize on one of the region's most pressing needs: quality housing. With existing infrastructure, valuable entitlement history, development flexibility, and the potential for future expansion, these parcels are ideally positioned for developers, investors, and employers seeking to create a lasting residential community in Estes Park.



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For Sale

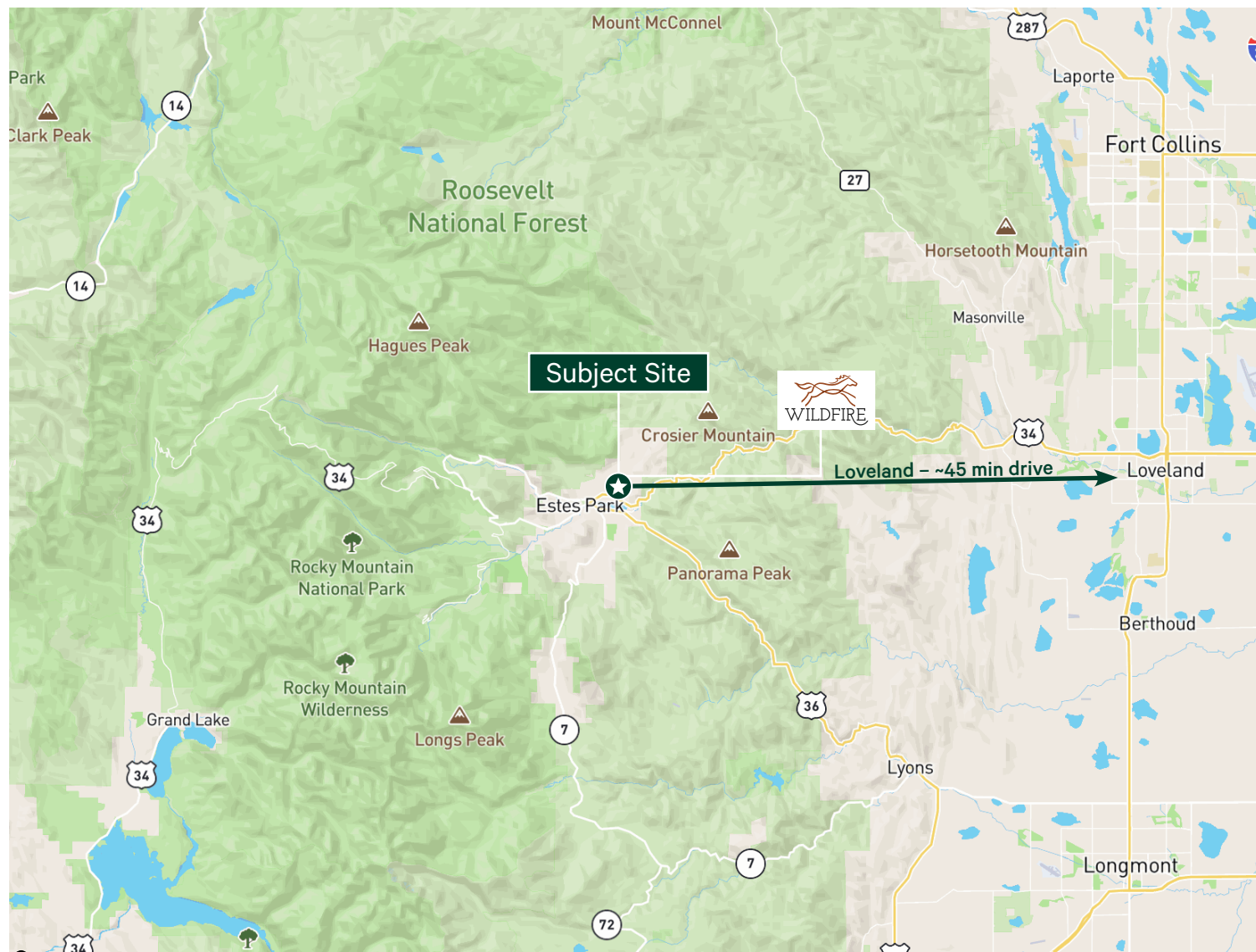
## Aerial View Video

Click here [🔗](https://listings.realestatephotopros.com/videos/019f2356-852f-72cd-9e12-10d092a49c46) : <https://listings.realestatephotopros.com/videos/019f2356-852f-72cd-9e12-10d092a49c46>





## Map



## Contact Us

**Annah Moore, CCIM**

Vice President CBRE  
+1 970 227 0035  
annah.moore@cbre.com

**April Allen**

Realtor® C3-RE  
+1 970 219 0907  
AAllen@c3-re.com

**Kelly Bartunek**

Realtor® C3-RE  
+1 970 227 1338  
KBartunek@c3-re.com



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