

# Front Range Sanctuary

4213 Nambé Road & 4150 Lakota Road • Indian Hills, Colorado 80454

±105 Acres • Two Deeded Parcels • Combined \$10,500,000 • Priced at Appraised Value



Aerial view of 4213 Nambé Road — primary residence, open meadows, paved private road, and Denver visible on the horizon

## PROPERTY SNAPSHOT

4213 Nambé Rd — 71 Acres | \$6,750,000

13,506 SF primary residence

14,237 SF indoor riding arena

5-bed | 10-bath | 5-car heated garage

Radiant heat | elevator | 3 floors

4150 Lakota Rd — 35 Acres | \$3,750,000

6,455 SF secondary residence

Fully renovated 2022

Designer kitchen | solar | hot tub | walk-out

Flex: guest house, caretaker, or standalone

## KEY INVESTMENT METRICS

<b>Combined ask</b>	\$10,500,000   Available separately or together
<b>Price per acre</b>	~\$100,000 blended (Nambé \$95K/ac   Lakota \$107K/ac)
<b>Pricing basis</b>	At current independent appraisal
<b>Zoning</b>	A-2 Jefferson County — residential, equestrian, agricultural, mixed-use
<b>Structures</b>	±22,000 SF combined living + 14,237 SF indoor riding arena
<b>Protected buffer</b>	4,000+ acres Denver Mountain Parks — zero encroachment, 3 sides

<b>Denver proximity</b>	30 minutes downtown   20 minutes to US-285
<b>Infrastructure</b>	Underground utilities   natural gas   wells   fiber + Starlink + 5G   paved private roads
<b>Subdivision</b>	Two deeded parcels — sold together or separately
<b>Assemblage</b>	Two additional contiguous parcels (160 ac + 35 ac off-market) available separately — fully contiguous ±301-acre domain possible

## THE OPPORTUNITY

There is no other property like this within 35 minutes of Denver. This ±105-acre offering in Indian Hills borders more than 4,000 acres of permanently protected Denver Mountain Parks on three sides — meaning the privacy, the views, and the silence are locked in forever. You cannot buy your way into this position anywhere else in the Front Range foothills.

Two deeded parcels create a natural compound — the 13,506 SF primary estate with a 14,237 SF indoor arena at Nambé, and a refined 6,455 SF second residence at Lakota. Nearly 20,000 SF of fully renovated living space on irreplaceable land, ready for immediate occupancy. Fiber, Starlink, 5G, natural gas, and paved private roads mean no lifestyle compromises. The property generates documented income while you own it — and offers a path to substantially greater scale through contiguous assemblage.

**This is a generational asset. Properties of this character — scale, privacy, infrastructure, income, and proximity — do not come back to market once sold.**

## HIGHEST & BEST USE SCENARIOS

- Multigenerational family compound — two private residences, one gated estate, forever protected views
- Elite private equestrian operation — 14,237 SF indoor arena + full outdoor infrastructure, unmatched near Denver
- Corporate retreat or wellness campus — the scale, privacy, and proximity that simply does not exist elsewhere
- Income-generating asset — \$262K hospitality revenue in 8 months (2022) + solar lease potential up to \$96,500/yr
- Assemblage to 301± acres — two additional contiguous parcels available, creating one of the largest private mountain domains near Denver

## RENEWABLE ENERGY INCOME POTENTIAL

The site has attracted documented interest from New Energy Equity (NEE/Allete), a nationally recognized community solar developer with 750+ completed U.S. projects. A draft lease agreement is in hand. Income is fully passive — no landowner operational involvement required.

Scenario	MW	Acres Leased	Yr 1 Rent	Yr 25 Rent	35-Yr Total
Small (likely)	2 MW	~12 ac	\$24,000	\$38,600	~\$1.2M
<b>Medium</b>	<b>5 MW</b>	<b>~30 ac</b>	<b>\$60,000</b>	<b>\$96,500</b>	<b>~\$3.0M</b>
Large (aggressive)	10 MW	~60 ac	\$120,000	\$193,000	~\$6.0M

*Recommended underwriting range: \$24,000–\$96,500/year (small scenario year 1 to medium scenario year 25). 2% annual escalator | 25-year operating term | Xcel utility | \$2,000/acre/year base rate.*

**Full draft lease, NEE project materials, and income modeling available to qualified buyers under NDA.**

## VALIDATED INCOME — HOSPITALITY PERFORMANCE

The primary residence at 4213 Nambé Road was operated as a private luxury retreat in 2022, generating \$262,000 in gross revenue over just 8 months of availability — with the remaining 4 months reserved exclusively for family use. Annualized at full availability, this represents approximately \$393,000 in hospitality revenue potential, validating exceptional demand for the asset as a high-end experiential destination.

Income Stream	Conservative	Stabilized
Hospitality (STR / Private Retreat)	\$180,000/yr	\$393,000/yr
Solar Lease (NEE — draft in hand)	\$24,000/yr	\$60,000/yr
<b>Combined Potential</b>	<b>\$204,000/yr</b>	<b>\$453,000/yr</b>

2022 hospitality figures are historical and not a guarantee of future performance. Jefferson County STR regulations should be verified by buyer. Hospitality and solar income streams are non-conflicting — solar lease applies to acreage only, not the residence.

## PRICING RATIONALE

The Sanctuary is priced at current appraised value. At \$10,500,000 combined, it represents a compelling acquisition relative to the cost of replicating its ±34,000 SF of improvements in today's construction environment — with no development timeline, no contractor risk, and no permitting uncertainty. There is currently no comparable improved property of this scale within 35 minutes of Denver on the active market.

**Income validation further supports the basis: \$262,000 in documented hospitality revenue over 8 months, plus a draft solar lease from a national developer — two independent income streams that offset carrying costs from day one.**

## CO-BROKERAGE & SHOWINGS

Competitive co-brokerage offered. Buyer representation welcomed and compensated. Qualified buyers may tour by private appointment only. NDA required for solar lease documentation. Drone video and interactive property map available upon request.

### Commercial / Investment

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