

# 627 Little Prospect Rd

Estes Park, CO 80517

Residential Estate Development Opportunity



## Property Details

+ Price: \$850,000

+ Acres: 14.42

+ Taxes: \$11,406 (2025)

+ Metro District: None

+ Zoning: [EV-RE Estes Valley Rural Estate](#)

+ Located in an [Opportunity Zone](#)

+ Uses: Primarily allows for low density residential development with minimum lot size of 2.5 acres

+ Ideally suited for 1 to 5 residential estates



**Exceptional 14-acre development opportunity in the heart of Estes Park, directly across from scenic Mary's Lake and just a 5-minute drive to Rocky Mountain National Park. [View Property Drone Video](#)**

This property offers a rare combination of natural beauty, investment potential, and flexible development possibilities in one of Colorado's most sought-after mountain destinations. Positioned on a gentle, south-facing slope, the property features stunning views of Mary's Lake and the surrounding mountains, dramatic granite outcroppings, old-growth pine trees, native vegetation, and abundant wildlife.

Utilities are available, while horizontal infrastructure is currently under construction and/or adjacent to the site, creating an ideal foundation for future

development. This large-lot acreage presents endless possibilities for a private mountain estate, boutique development project, or investment-focused retreat property. As an opportunity zone investment, future capital investment may qualify for significant tax advantages, including tax-free gains at future sale dates. Rarely does a parcel combine location, accessibility, infrastructure readiness, and long-term upside quite like this. Whether you envision a personal mountain residence, or a strategic development investment, this property offers an unmatched opportunity just outside the entrance to Rocky Mountain National Park.

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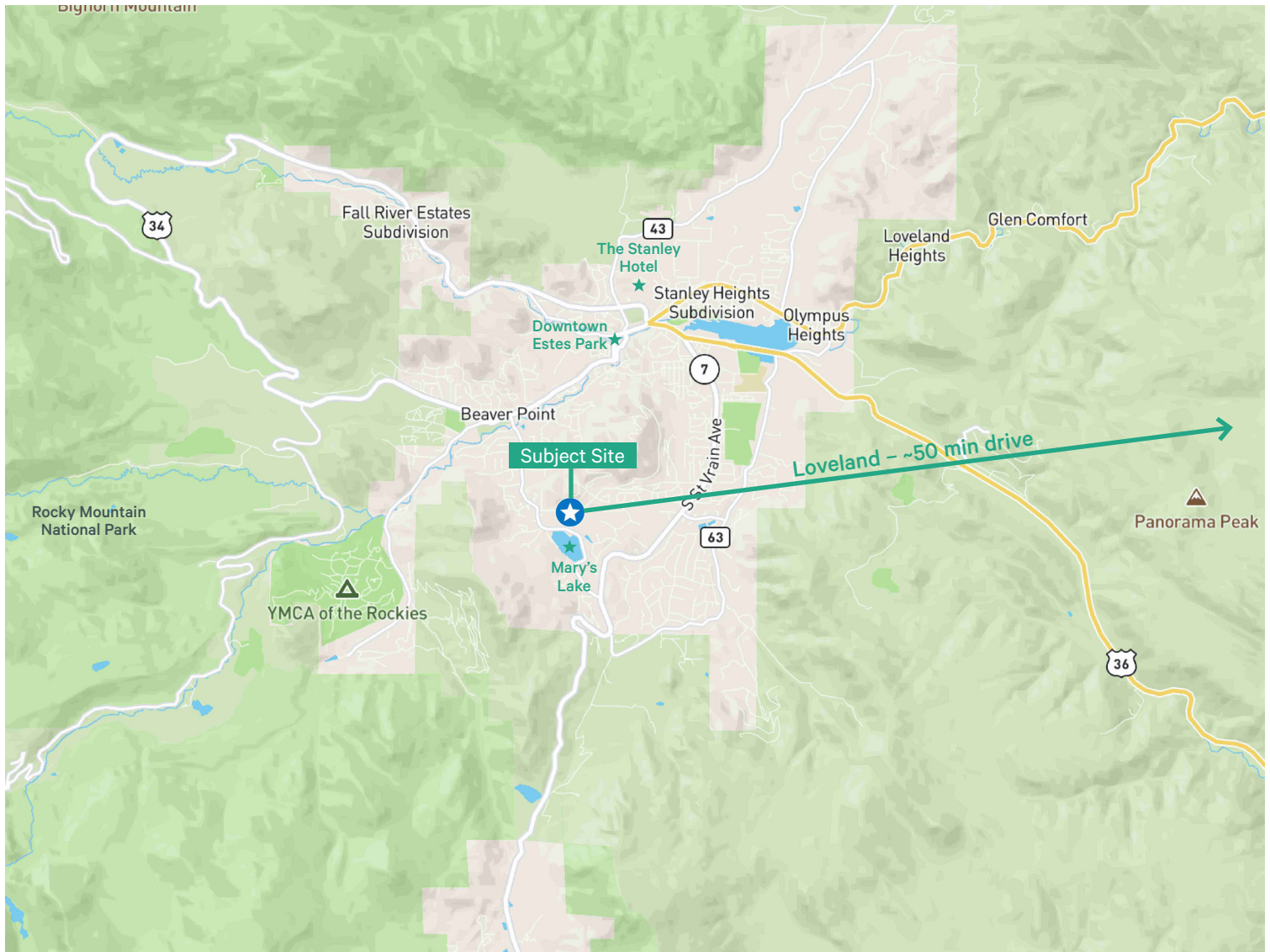
For Sale



# 627 Little Prospect Rd

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# For Sale



## Contact Us

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