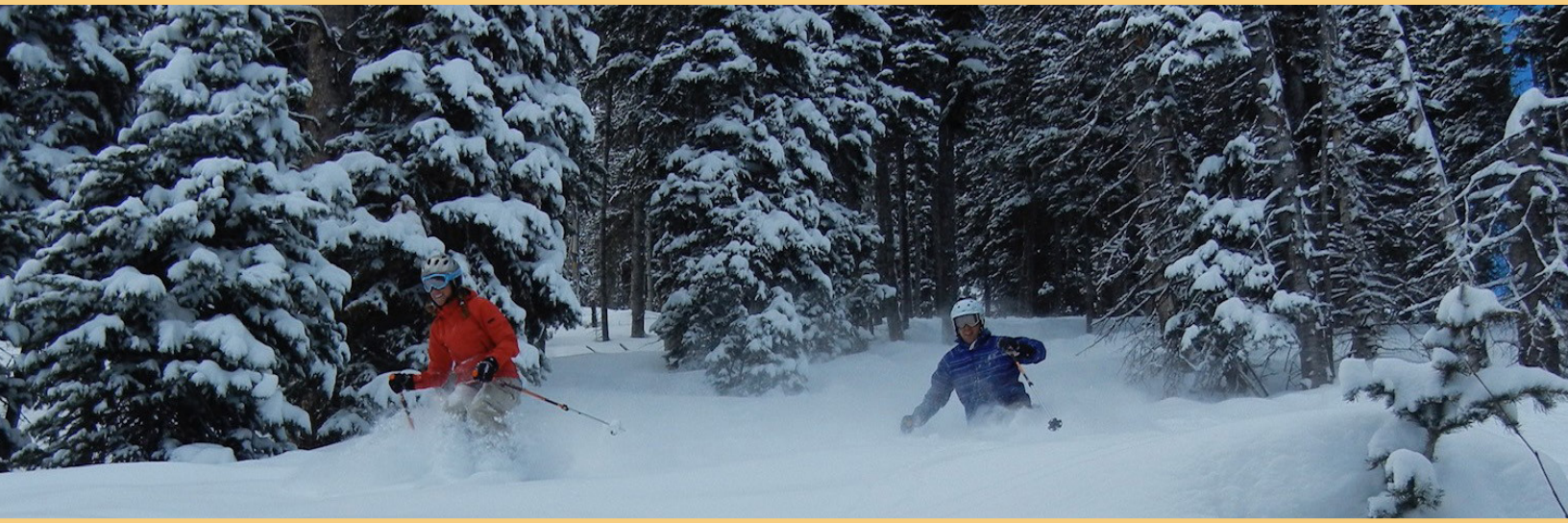


46 ACRE SKI IN/SKI OUT PARCEL FOR RESIDENTIAL DEVELOPMENT

4844 Powderhorn Rd. | Grand Mesa, CO 81643



LOCATION
Powderhorn
Ski Resort



LAND SIZE
46± Acres



ZONING
Residential
(Inquire for details)



PRICE
\$1,950,000
(Potential seller carry)

SUMMARY

45 minutes from Grand Junction, Powderhorn is the go-to ski resort for Colorado's Western Slope residents along I-70. With 1,600 acres of lift-served terrain, Powderhorn is an undercover gem in the Colorado Ski Resort scene. In summer, Powderhorn offers a variety of lift-served hiking and mountain biking options including access to the starting point of the Palisade Plunge mountain bike trail system.

HIGHLIGHTS

- Generational opportunity for ski in/ski out development at the base of established Colorado ski resort
- Lot can be subdivided, developed or enjoyed as a private estate
- Immediate access to skiing, mountain biking, hunting, hiking and national forest land
- Located in a Qualified Opportunity Zone



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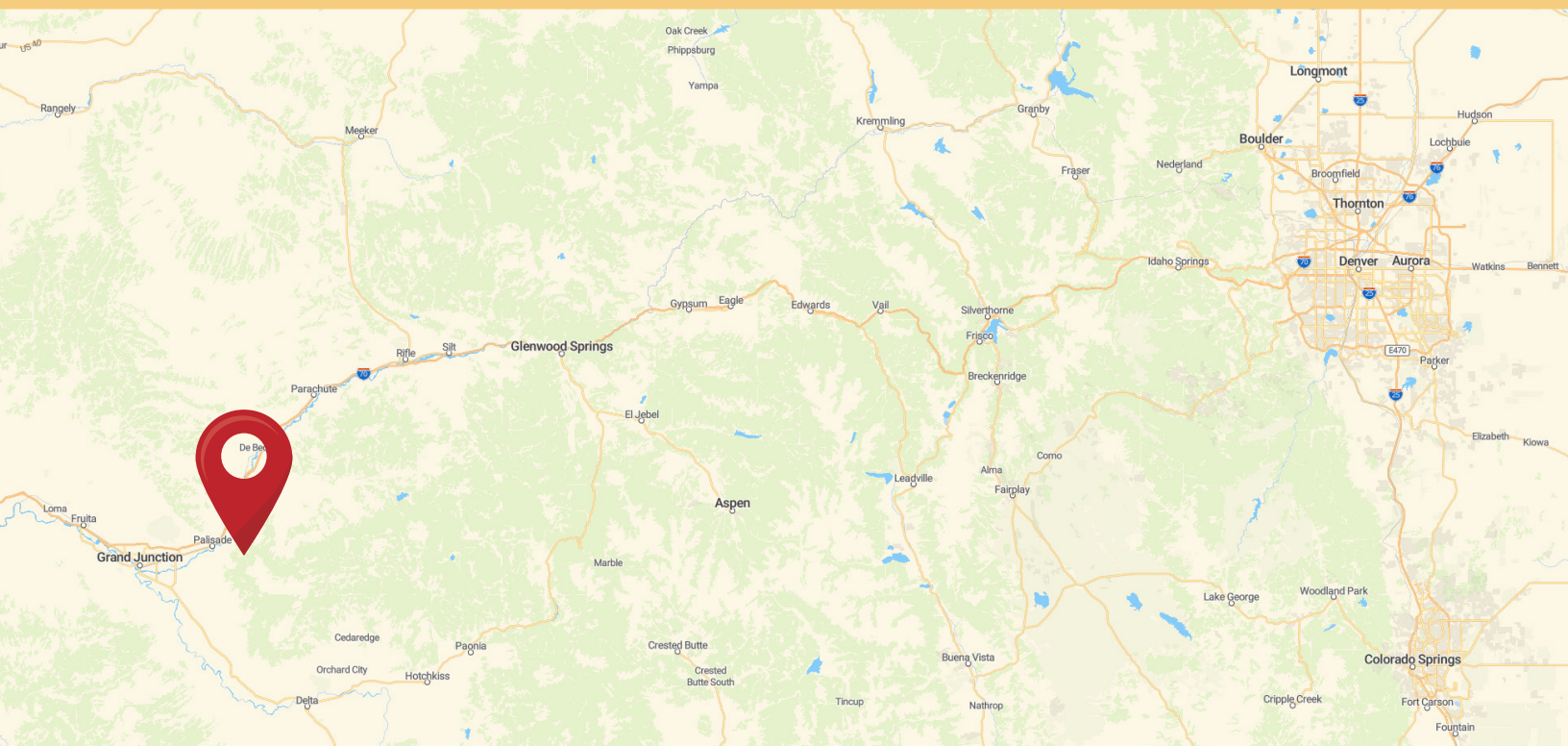
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COMMERCIAL ADVISORS

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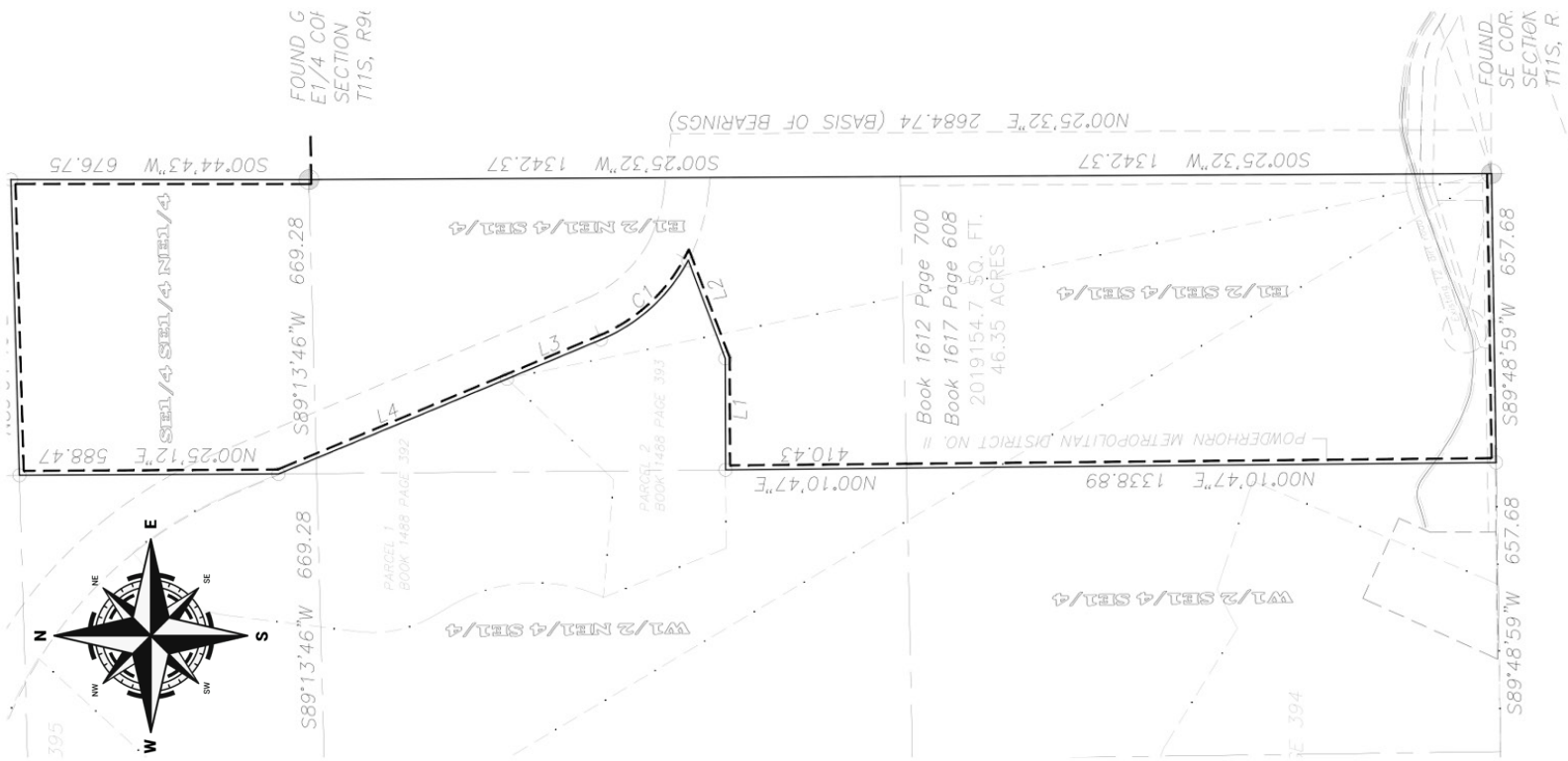
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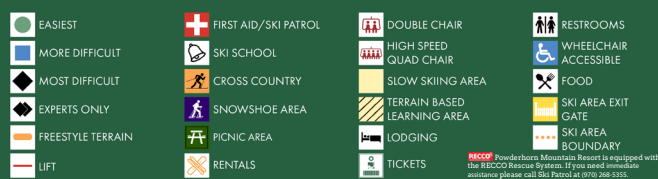
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powderhorn
mountain
resort

TRAIL LEGEND



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