One-of-a-Kind Development Opportunity

11150 Highway 6
Gypsum, CO

74 acres zoned Commercial/Retail
and approved site for big box retail
in Eagle County

Proudly Offered By:

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Glendwood MLS#: 133511
Vail Valley MLS#: 919813
Price: $2,500,000
Seller Financing Available
Earnest Money: $137,500
Zoning: Commercial Retail PUD
Taxes: $737.40 2014
Size: 74.076 acres
Per lot:
Lot 1  49.448 acres
Lot 2  12.804 acres

For more information, to preview or show this property contact:
Craig Rathbun, CCIM  970-927-6828 or 970-948-7060
Onie Bolduc  970-477-5300 or 970-390-6611

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Location in Colorado

Proximity Map Distances:
- Denver: 133 miles
- Vail: 37.3 miles
- Avon: 28 miles
- Eagle: 7 miles
- Glenwood Springs: 24 miles
- Rifle: 51 miles
- Grand Junction: 111 miles
- Aspen: 65 miles

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## Area Amenities & Distances

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### Hospitals
- Vail Valley Medical Center: 37 mi
- Valley View Hospital, Glenwood Springs: 25 mi
- Grand River Hospital, Rifle: 51 mi
- Aspen Valley Hospital: 66 mi
- St Mary’s Hospital & Regional Medical Center: 111 mi

### Airports
- Denver International Airport: 156 mi
- Eagle/Vail: 2.5 mi
- Aspen: 62 mi
- Rifle: 49 mi
- Grand Junction: 110 mi

### Schools
- Eagle Valley High School, Gypsum: 1 mi
- Battle Mountain, Edwards: 24 mi
- Vail Mountain School: 37 mi
- Glenwood Springs High School: 25 mi

### Ski Resorts
- Sunlight Mountain, Glenwood Springs: 25 mi
- Beaver Creek, Avon: 28 mi
- Vail: 37 mi
- Copper Mountain: 57 mi
- Aspen Mountain, Aspen Highlands, Buttermilk, Snowmass Village: ~64 mi
- Steamboat Springs: 89 mi

### Shopping
- Costco, Gypsum: 2 mi
- Silverthorne Outlet Stores: 63 mi
- Glenwood Meadows: 25 mi

*(Not to mention world class shopping and dining in both Vail and Aspen!)*

### Craig Rathbun, CCIM
- 970-948-7060 or 970-927-6828

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Town of Gypsum Utilities

Water: Town Of Gypsum, Public Works 970.524.5024
Sewer: Town Of Gypsum, Public Works 970.524.5024
Electric: Holy Cross Electric 970.949.5892
Gas: Source Gas 303.563.0012

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Zoning or Use of Border Properties:

North—Resource*  
West—Residential PUD  
South—Eagle/Vail Airport  
East—Eagle/Vail Airport

* The purpose of the Resource (R) zone district is to maintain the open rural character of Eagle County and to protect and enhance the appropriate use of natural resources and agricultural uses in the County including water, minerals, fiber and open land. This is accomplished by limiting residential development to very low density single-family uses on lots of thirty-five (35) acres or larger, or by encouraging clustered development on smaller lots within those portions of a property that do not contain environmental resources or natural hazard areas and by maintaining the remainder of the property as common open space or ranch land, and by limiting new commercial development to uses that have a resource orientation and to small recreation areas that comply with Master Plan policies for such uses.

(Source: "Zone Districts - Eagle County")

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Area Demographics

Eagle County is a very affluent region in Colorado as well as one of the most populous and economically vital areas in the Colorado Western Slope. With a total area of 1,684.53 square miles, it includes the communities of Gypsum, Eagle, Edwards, Avon and Vail. The population in 2012 numbered 51,874 and those with Bachelor's degrees are at least 47.5%. There are approximately 31,358 total housing units in Eagle County.

The main economic engine of the county is the Vail/Beaver Creek recreational skiing area which directly or indirectly drives the related tourism, hospitality, retail, construction, real estate, professional services and property management industries.

Recreational opportunities abound in all seasons: alpine and cross country skiing, snowboarding, golf, hiking, biking, fishing, whitewater activities and horseback riding.

Demographic Details

Gypsum is the home of 4,531 people with a median income of $56,680 and an average home value of $575,000. Located adjacent to the Eagle Vail Airport, it is where many Colorado visitors start their adventures. American Gypsum, manufacturing wallboard products and mining gypsum locally is the town's largest employer. Gypsum is also home to the Shooting Sports Park.

Eagle's population is 6,474, median income is $72,060 and the average home value is $469,671. Nearby Edwards is home to Riverwalk, a shopping, professional and restaurant complex, drawing large numbers of both residents and visitors.

Avon has a population of 6,345. The median household income is $40,299 and average home value is $421,391. Avon also has a large shopping, restaurant and professional area in its town center and is the gateway to Beaver Creek Ski Resort. The town is also very proud of its 40,000 square foot Recreation Center.

Vail is a ski resort town and has a population of 4,531 full time residents and thousands of part time residents and visitors who enjoy skiing Vail. The average income is $56,680, and the median home value is $575,000. Vail Village is a high end shopping center with world renowned restaurants, as well and the location of many hotels to house visitors during their stay.

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The Fleisher Company History

The Fleisher Company (TFC) was established in Aspen, Colorado by Don Fleisher in 1975 and developed into a highly respected real estate firm focusing primarily on commercial real estate sales and leasing. Through the 1980s and 1990s, TFC gradually expanded its business services westward through the Roaring Fork and Grand Valleys.

In 2002 Craig Rathbun and Christopher Mason purchased TFC with the goal of adding residential real estate services to the firm. Craig bought out Mason in 2003 and opened a new office in Carbondale to function as corporate headquarters. Craig systematically positioned TFC for growth through recruiting key personnel and adding offices in Basalt, Glenwood Springs and Rifle. TFC now provides clients with services ranging from real estate sales, leasing and development to property management and maintenance.

Most recently, in 2009, two respected organizations, The Pollard Team & Associates and Cindy Brewer and Company, LLC merged with TFC, adding significant strength to the sales team in the Rifle office. At the same time the name Fleisher Land & Homes was introduced to better represent the residential sales and leasing division of the company.

Today TFC is growing in all four operating divisions of the company. The combinations of sales and leasing along with property management and maintenance creates a synergy of services provided only by TFC in the area it serves. TFC is truly a “one stop shop” for clients seeking professional and personalized real estate services.

Craig Rathbun, CCIM

Craig is Partner, President, CEO and co-owner of TFC with a 39 year background focused on sale, leasing and management of residential and commercial real estate in both Florida and Colorado. He holds the CCIM designation conferred by the National Association of Realtors (NAR) as its highest recognition for commercial real estate proficiency. Between 1980 and 1987, Craig was the political and legislative director for NAR in Washington, DC and while there was on the Board of Directors of the American Institute of Mortgage Brokers.

Aside from being tirelessly devoted to his clients, Craig is very involved in his community, including the Colorado Child Help Foundation, Roaring Fork Cultural Council, Thunder River Theatre Company Community Health Initiative and past President of the Rocky Mountain Commercial Brokers. Craig is married with two children and is a Vietnam Combat veteran.

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About Sonnenalp Real Estate:

The brokers of Sonnenalp Real Estate represent sellers of the Vail Valley’s finest properties. Small, sleek and effective, our boutique firm enjoys a well-deserved reputation for bringing qualified buyers to the table, and we are well-versed in the requirements and nuances of Real Estate in the Luxury markets of the Rocky Mountains. We represent over one-hundred years of Vail Valley experience marked by consecutive record-breaking successes.

C. Onie Bolduc, Associate Broker at Sonnenalp Real Estate, is a native Vail Valley resident (16th baby born in the Vail Valley Medical Center) with over 12 years of experience in the real estate business. Onie has played an integral role in nearly all facets of the real estate industry including commercial & residential sales & management, tenant & owner rep, development, and real estate investments. After receiving his Bachelor’s degree in Managerial Communication with minors in Business and Economics from The University of Colorado, Boulder, Onie found himself back in the Vail Valley. Onie began as a supervisor and project manager for Resort Developments specializing in custom built and luxury speculative homes. As supervisor and project manager, he built multiple custom homes in Cresta at Arrowhead.

In 2005, Onie continued in development and real estate with Bolduc Realty and Management. In 2007, he bought the company and created Bold Real Estate Solutions. Since becoming president and managing broker in 2007, Bold Real Estate Solutions evolved into a full-service real estate specialty firm serving over 1,100 plus owners from East Vail to Gypsum and around the world with a portfolio under management of both residential, mixed use, & commercial real estate valued in excess of $450 million dollars.

Onie recently sold the majority of Bold Real Estate Solutions, now Bold Property Management Solutions, to focus in Real Estate Sales. He now works with the team at Sonnenalp Real Estate specializing in Residential and Commercial real estate. He is a member of the Rocky Mountain Commercial Brokers, Board Member of the Vail Valley Young Professionals Association, Community Association Institute Mountain Education Committee and has sat on multiple committees for the Vail Board of Realtors prior to being appointed as a Director and 2015 Chair. Onie is pursuing his CCIM accreditation while maintaining his CMCA and AMS designation. Onie is focused on giving back to the community, the environment, and constantly improving the services he provides to his clients and the community through education and awareness.

More any Additional Information Please Contact me at:  
Cell: 970.390.6611 onie@srevail.com

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Highlights:

- 74 acres commercial retail
- Next to 47 acres residential
- Explosive home growth in area
- Located on Hwy 6
- High visibility from I-70
- Accessible from either Gypsum or Eagle

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