



## OFFERING MEMORANDUM

7763 US Hwy 34,  
Granby, CO 80446

**Presented by.**

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# EXECUTIVE SUMMARY



# PROPERTY HIGHLIGHTS

- 156.4 Acres Zoned Residential/ Tourist
- Development Potential
- Centrally Located between Granby & Grand Lake
- Mixed Use Property Type





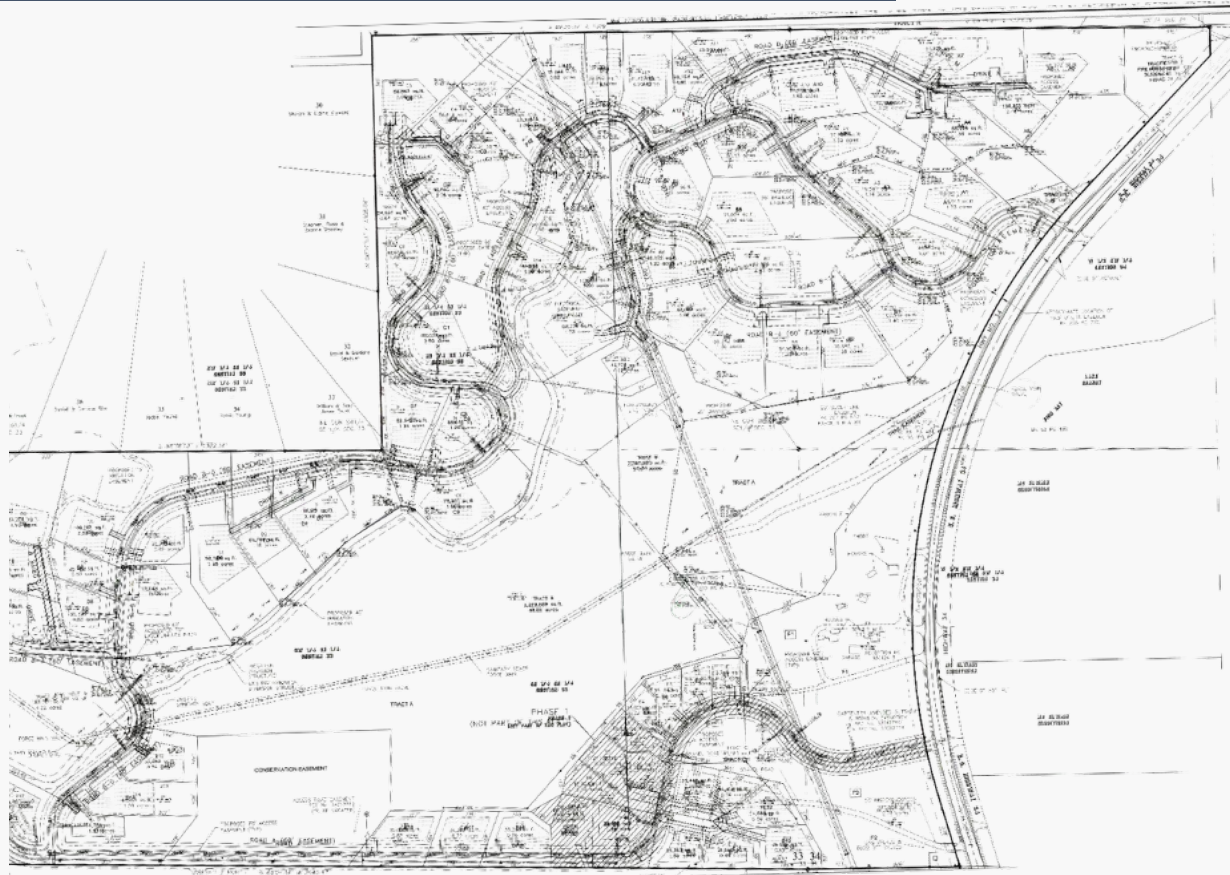
# PROPERTY OVERVIEW

# PROPERTY DETAILS

Asking price of Property	\$12,000,000.00
Commercial Gross Potential Revenue RV Park Based on 50 slots \$65 to \$200 per night average \$132.:	\$1,325,000.00
Housing 57 to 60 sites and rental cabin development estimated :	Up to 130 sites
Down Payments:	\$ 3,600,000.00
Loan Amount:	\$ 8,400,000.00
Hay operation	12 Acer feet +
Water rights	
Sewer line on through the middle of the property Valued at:	\$2,000,000.00 \$900,000.00
One _Bed __Bath Cabin Valued at:	

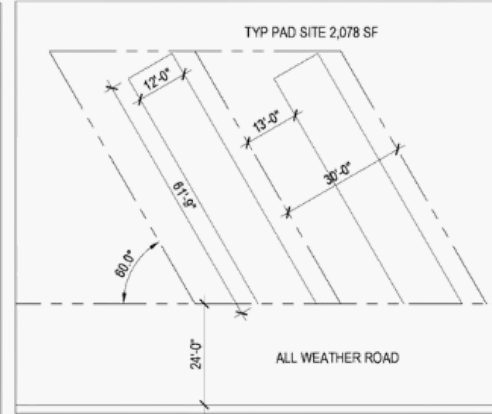
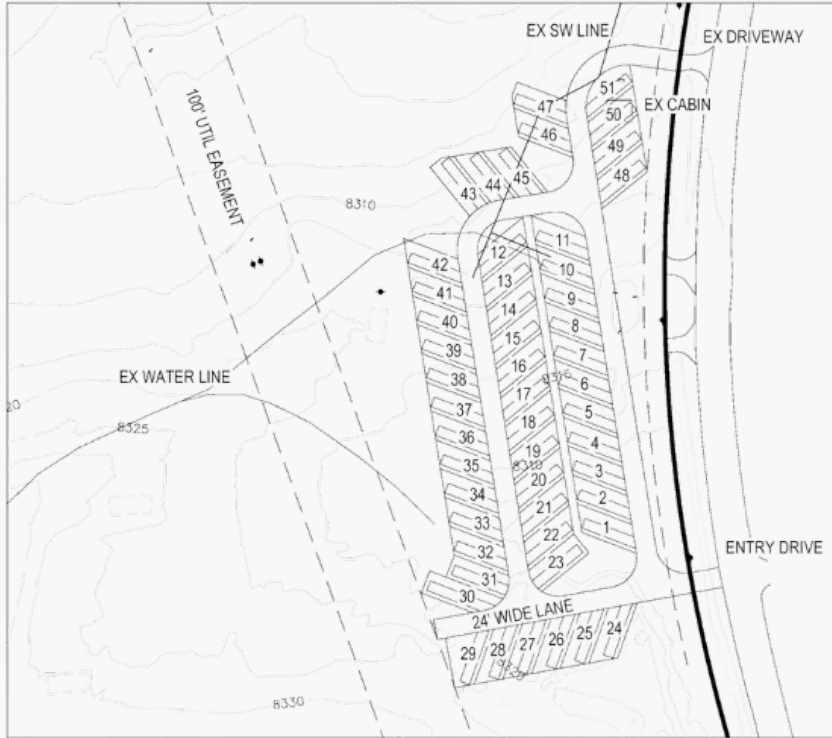


# TS Potential Developing





# Potential Developing



## TYPICAL PAD

51 Sites Proposed

HUDLER RANCH  
GRAND COUNTY, CO  
Temporary RV Park - Site Plan



PREPARED FOR:  
LS ASSOCIATES

PREPARED BY:  
LANDESIGN  
June 15, 2022



# PROPERTY DETAILS



7763 US Hwy 34,  
Granby, CO 80446

## Future Development:

Approximately 73 Home Sites  
Approximately 50 RV camping sites  
Could use RV sites as storage for the winter.  
Buyer's choice of how to use water rights.  
Acerage: 156.4  
Zoning: Destination Commercial (DC)  
Can Mix Residential and Commercial

## BUILDING DETAILS:

Log Cabin: Built 1949, Remodeled 2020  
Total Building SF: 1,350  
Land: 1.00 Acres  
Zoning: Destination Commercial (DC)

## SYSTEMS:

Gas/ Electric: On Property  
Water: Well  
Sewer on Property  
12 Acre Feet of Augment Water Rights





# PHOTOS





# PHOTOS





# CITY MAPPING

## Dining:

Sagebrush BBQ & Grill  
Rockies  
Bluebird Bistro  
Maverick's Grille  
Brickhouse 40  
Grand Azteca

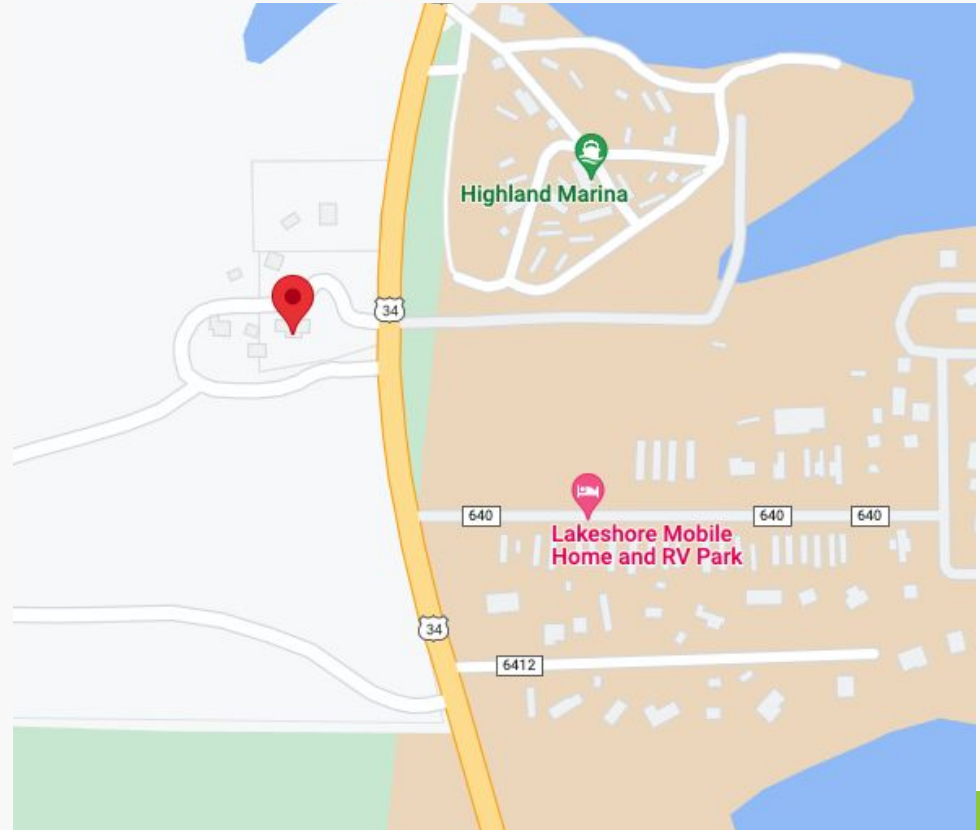
## Miles:

7.8 Miles  
7.7 Miles  
12 Miles  
8.6 Miles  
8.9 Miles  
7.7 Miles

## Activities:

Lake Granby  
Granby Ranch  
Rocky Mountain National Park  
Devil's Thumb Ranch  
Pole Creek Golf Course  
Snow Mountain Ranch  
Winter Park Resort  
Denver International Airport (DIA)

4.0 Miles  
12 Miles  
9.7 Miles  
23 Miles  
17 Miles  
15.8 Miles  
28.9 Miles  
113 Miles





# FINANCIAL OVERVIEW



# INVESTMENT & DEBT SUMMARY

## INVESTMENT SUMMARY:

Purchase Price:	\$12,000,000
Total Building sites	123 to 130
Replacement Cost per SqFT:	\$450 Sq. Ft. x 1,350 = \$607,500
Lot Value of Cabin	\$300,000 to \$400,000

## DEBT SUMMARY:

Loan Amount:	\$8,600,000.00
Loan Term:	10 years
Interest Rate:	8%
Payment per Month	\$57,333.00
RV Rental Value	\$110,000.00
Monthly Cash Flow	<b>\$52,667.00</b>



# SOLD COMPS

ADDRESS	SOLD DATE	LOT TYPE	ACREAGE	PRICE \$	PRICE PER ACRE
7763 US HWY 40	ACTIVE	Residential/ Commercial	156.4	\$12,000,000.00	\$76,726.34
Arapahoe Valley Ranch	3/01/2021	Camp Grounds/RV Park	37.93+9.24	\$5,100,000.00	\$108,119.56
Village Road, Granby CO	10/19/2022	Vacant Land	30.94	\$1,840,000.00	\$59,469.94
5900 HWY 125, Granby. CO	4/12/2022	Vacant Land	35	\$1,800,000.00	\$51,428.57
007878 US HWY 34	Under Contract	Vacant Land	6.33	\$4,700,000.00	\$742,496.05

\*This is current active property\*



# LOCATION OVERVIEW



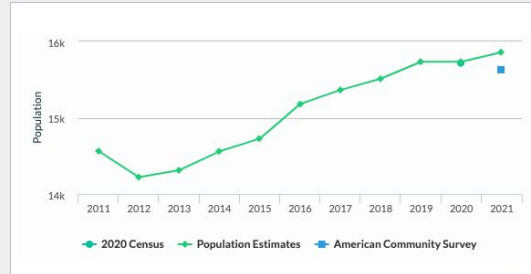
# DEMOGRAPHICS



## CENSUS SUMMARY:

Population:	15,860
Households:	6,320
Owner Occupied Housing Units:	71.9%
Median Age:	43.6 Years
Median Household Income:	\$7,769
Average Home Price:	\$665,000
Average Price per SF:	\$422

## Grand County Population



Sources: United States Census Bureau, 2021 American Community Survey 5-Year Estimates, U.S. Census Bureau, American Community Survey Office, Web, 8 December 2022.

United States Census Bureau, Annual Estimates of the Resident Population: April 1, 2020 to July 1, 2021, U.S. Census Bureau, Population Division, Web, May 2022, <http://www.census.gov/>.

United States Census Bureau, Annual Estimates of the Resident Population: April 1, 2010 to July 1, 2019, U.S. Census Bureau, Population Division, Web, May 2021, <http://www.census.gov/>.

United States Census Bureau, "P2 Hispanic or Latino, and Not Hispanic or Latino by Race." 2020 Census State Redistricting Data (Public Law 94-171) Summary File, U.S. Census Bureau, 2020 Census, Web, 12 August 2021, <https://www.census.gov/>.

[Check out our FAQs](#) for more details.

## Grand County Demographics Summary

### Population

With 15,629 people, Grand County is the 32nd most populated county in the state of Colorado out of 64 counties. But watch out, Grand County, because [Archuleta County](#) with 13,267 people and [Las Animas County](#) with 14,531 people are right behind you.

### Race & Ethnicity

The largest Grand County racial/ethnic groups are White (83.8%) followed by Hispanic (9.5%) and Two or More (4.5%).

### Median Income

In 2021, the median household income of Grand County households was \$69,353. Grand County households made slightly more than [Cheyenne County](#) households (\$69,063) and [Teller County](#) households (\$68,677). However, 3.0% of Grand County families live in poverty.

### Median Age

The median age for Grand County residents is 43.6 years young.



# GRAND COUNTY

## NOTABLE RANKINGS

Headwaters of the Colorado River

#1 Best Ski Resort-Winter Park Resort  
(USA Today 10 Best)

#2 Best Counties for Outdoor Activities  
(Niche)

#3 Most Visited National Park in  
Country-  
Rocky Mountain National Park  
(Seeker)

2022 Best Mountain Golf Course-  
Pole Creek Golf Course  
(Avid Golfer Caggy Awards)

#1 Top Cross Country Skiing  
Destinations- Devil's Thumb  
Ranch  
(OutThere Colorado)

#5 National Downhill Biking  
Terrain  
Trestle Bike Park-Winter Park  
Resort  
(Trip Outside)



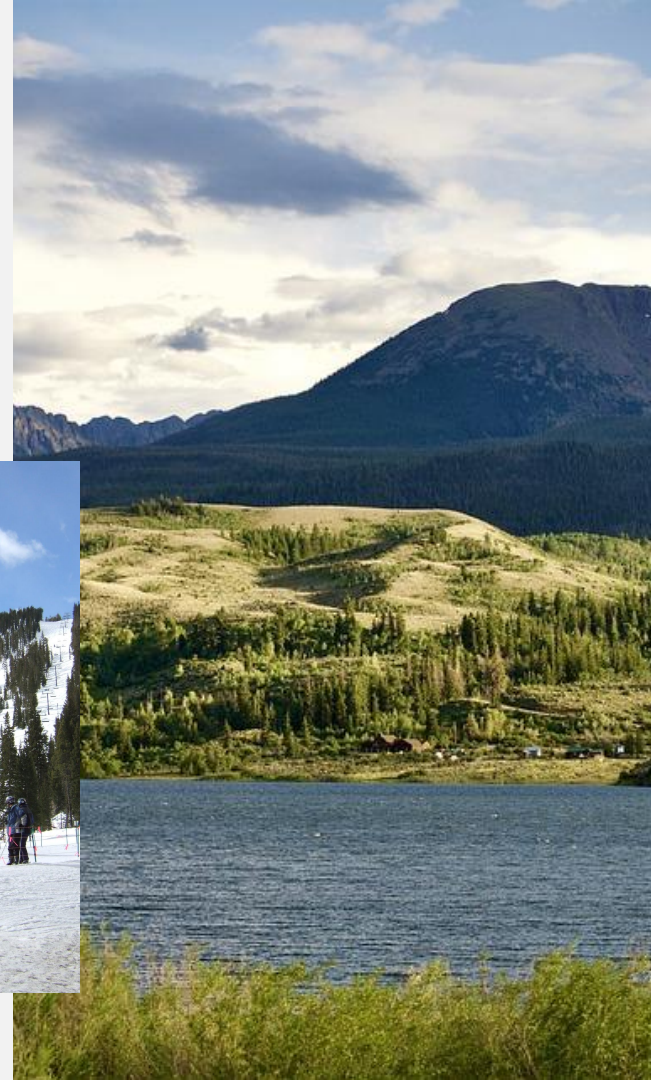


# GRAND COUNTY

Established in 1874, Grand County, Colorado lies in the north-central Rocky Mountains. It is named after the Grand River, an early name for the Colorado River. Encompassing 1,868 square miles, the area consists of meadows, river valleys and mountains. The County's major geographic feature is Middle Park, a large mountain basin that includes the headwaters of the Colorado River and the deepest natural lake in Colorado, Grand Lake. Explore Grand County's unspoiled landscape and experience the wide variety of outdoor recreation opportunities all year around.

## Main Attractions:

- Winter Park Resort
- Rocky Mountain National Park
- Grand Lake
- Devil's Thumb Resort
- Hot Sulphur Hot Springs
- Granby Ranch
- Snow Mountain Ranch-YMCA of the Rockies





# DENVER AREA

This property is located 75 Miles from Denver.

Denver is famous for its collection of world-class museums, first-rate breweries, and historical landmarks. The city gets its 'Mile High City' nickname through its location on top of a mountain range, though this is not all it's known for.

## Main Attractions:

- Visit the Denver Art Museum and the Museum of Nature & Science.
- Take a scenic drive or hike in the nearby Rocky Mountains.
- Visit the Red Rocks Park and Amphitheater for outdoor concerts and hiking.
- Take a tour of the Coors Brewery.
- Visit the Denver Botanic Gardens.
- Explore the Denver Zoo.
- Visit the Denver Mint to see how coins are made.
- Try some of the local craft beer at one of the many brewpubs.





# PROXIMITY

## TO SKI RESORTS

Winter Park Resort	28.9 Miles
Arapahoe Basin Ski Resort	83.4 Miles
Keystone Resort	78.8 Miles
Copper Mountain Resort	81.6 Miles
Breckenridge Ski Resort	83.3 Miles
Steamboat Springs	86.1 Miles
Beaver Creek Resort	87.5 Miles
Vail Resort	101 Miles
Aspen/Snowmass	156 Miles





# THE SIMPLE LIFE <sup>exp</sup> COMMERCIAL



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**THANK  
YOU**