

**ALTA COLORADO**  
Leadville, CO  
Exclusive Offering Memorandum

Presented by:

SLIFER

SMITH &

FRAMPTON

**Forbes**

GLOBAL PROPERTIES

DEVELOPMENT  
sales + consulting

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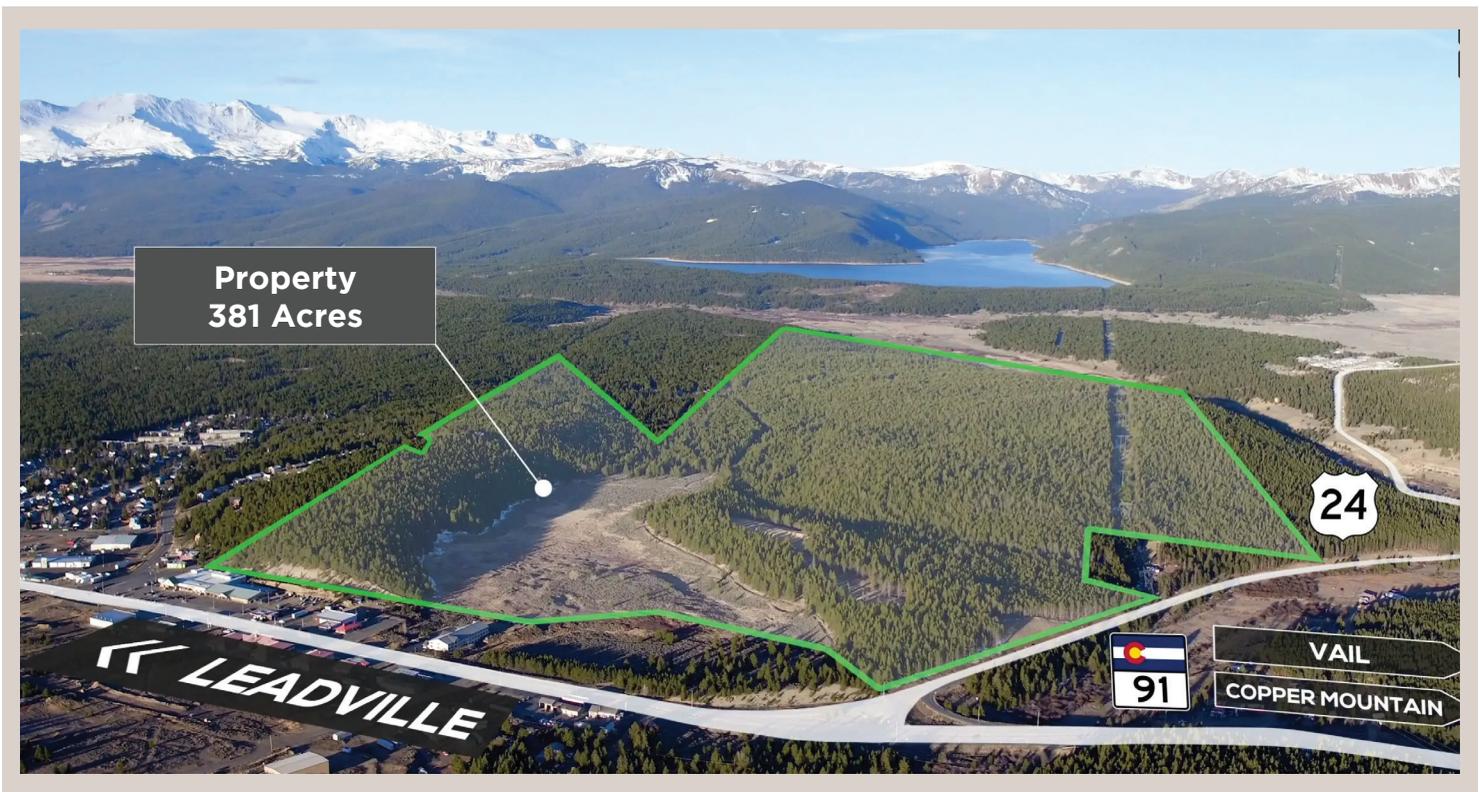
# Development Introduction

Slifer Smith & Frampton is pleased to present this unique development opportunity at Alta Colorado. Located in Lake County and just minutes outside Leadville, Colorado, this 381+/- acre parcel boasts breath taking views from every direction. Alta Colorado is bordered by the Continental Divide on the north and west, by the Ten Mile/Mosquito mountain range on the east and the Collegiate mountain range on the south. It is framed by the peaks of a number of 14ers, with the High Mountain Valley bisected by the gold-medal fishing Arkansas River as it begins its 1,000+ mile journey to merge with the Mississippi River.

Lake County is the next logical location for businesses in the Central Mountain region of Colorado bordering Leadville and Twin Lakes. It is a short drive distance from Vail, Breckenridge, Aspen and Salida which makes it a desirable location for those who want access to I-70, without the crowds.

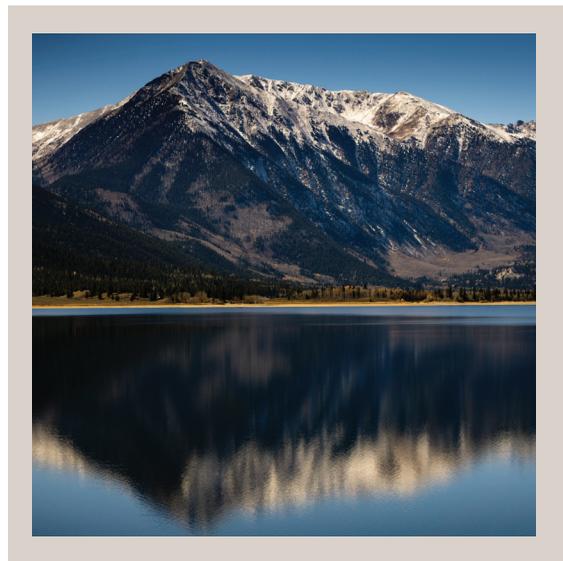
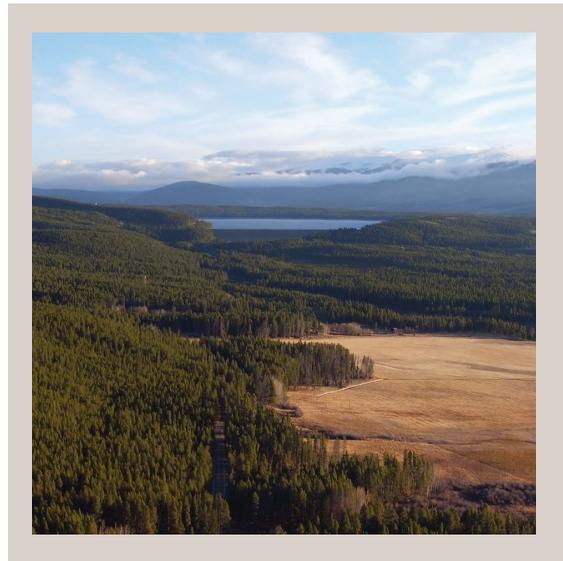
The opportunity at Alta Colorado provides development potential for 2,428 homes where 281 acres are designated for residential and 100 acres are designed for commercial.

## Site Plan



# Property Description

-  381 Acres
-  281 acres designated residential
-  100 acres designated commercial
-  Potential of 2,428 homes
-  Potential resort hotel site
-  Height allowed is 35 feet with variance to 85 feet for hotel
-  Metro district established
-  Close proximity to downtown Leadville
-  Access to the District of Leadville Sewer and Water system
-  Water provided by Parkville Water with 12" line
-  Access available from Hwy 24 on north side
-  Mountain View on south (additional point of access)
-  Streets in existing subdivisions (additional point of access)
-  Price: \$1.50/ Sq.Ft. | \$24,000,000

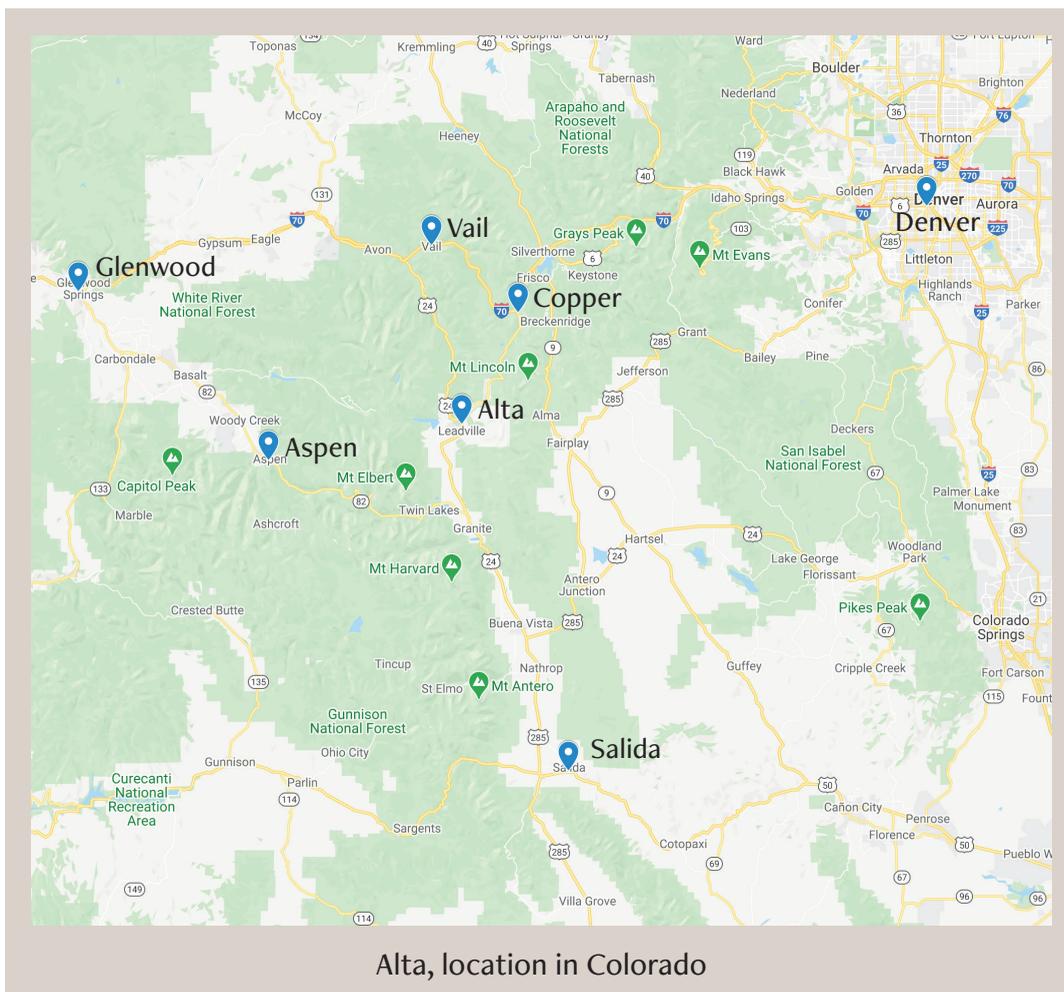


# Development Opportunity

Alta Colorado is available for a savvy developer to introduce the next level of housing within Leadville. Already zoned, this property is perfectly situated to fulfill unmet housing needs in the “Greater Leadville Region”.

- Less than a 2 hour drive to downtown Denver
- Access to 5 Ski resorts in less than a one-hour drive
- New hospital under construction
- Regional airport
- Growing community of 8,200 full time residents\*\*
- Rental rates in relation to the price of homes is much higher in Lake County than in comparison markets, encouraging tenants to become homeowners \*\*
- Most affordable housing in the region, innovative schools, and abundant land for investment
- There is insufficient new construction in Lake County to keep pace with the demand\*\*
- Alta Colorado’s back yard includes 190,000 acres of forest, mountains, rivers, trails and wilderness allowing owners quick access to unlimited recreational activities

\*\*Source: Better City, Leadville Comprehensive Plan





# Presented By



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# THANK YOU

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