

ALTA COLORADO

Leadville, CO

Exclusive Offering Memorandum

Presented by:

SLIFER

SMITH &

FRAMPTON

Forbes

GLOBAL PROPERTIES

DEVELOPMENT
sales + consulting

Contents

Page	
03	Development Introduction & Site Plan
04	Property Description
05	Development Opportunity
06	Location
07	Presented By

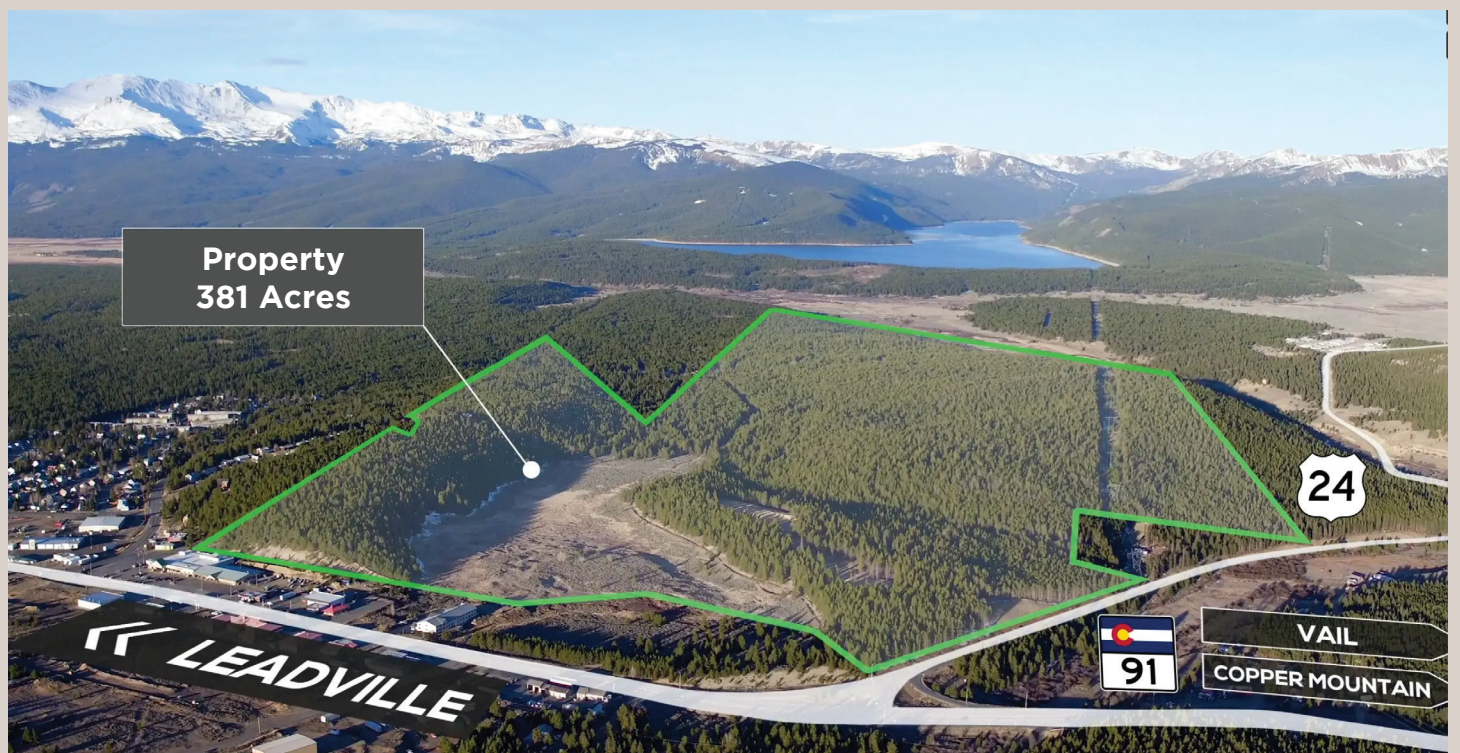
Development Introduction

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.

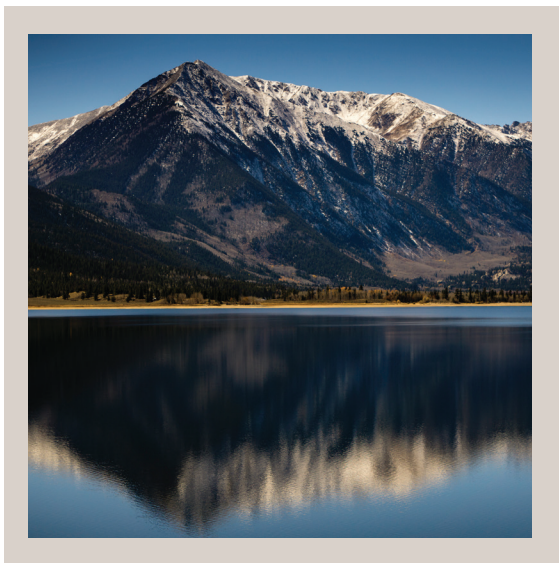
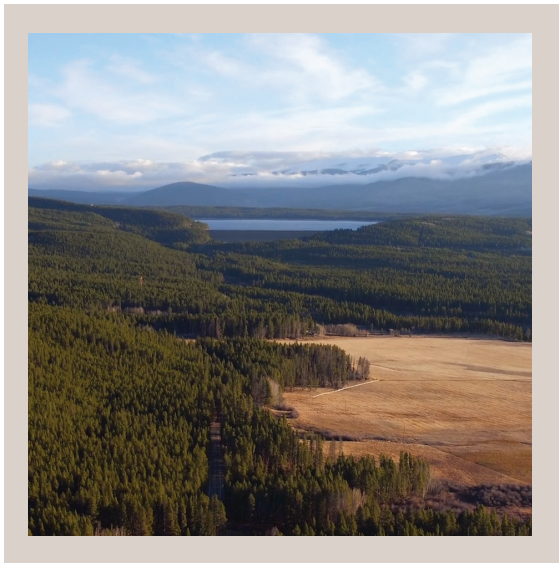
The opportunity at Alta Colorado provides development potential for 2,428 homes where 281 acres are designated for residential and 100 acres are designed for commercial.

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

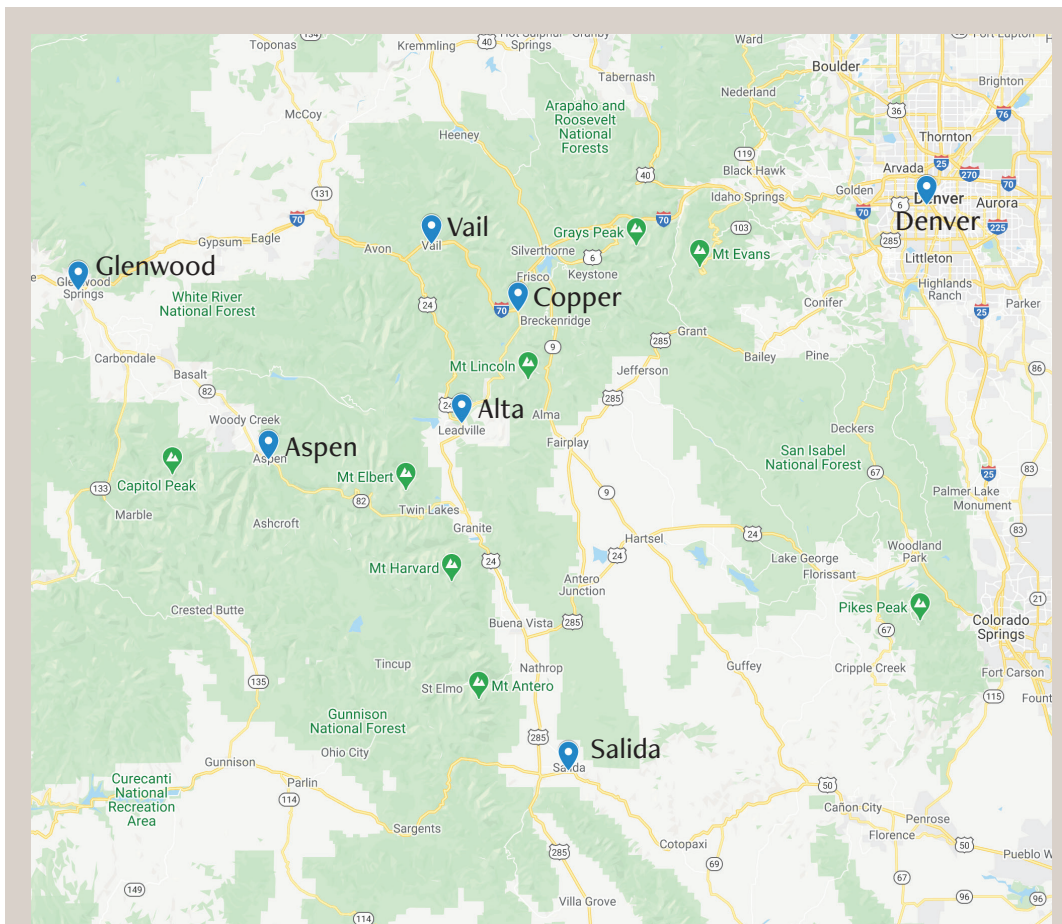


Development Opportunity

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



Alta, location in Colorado

Location

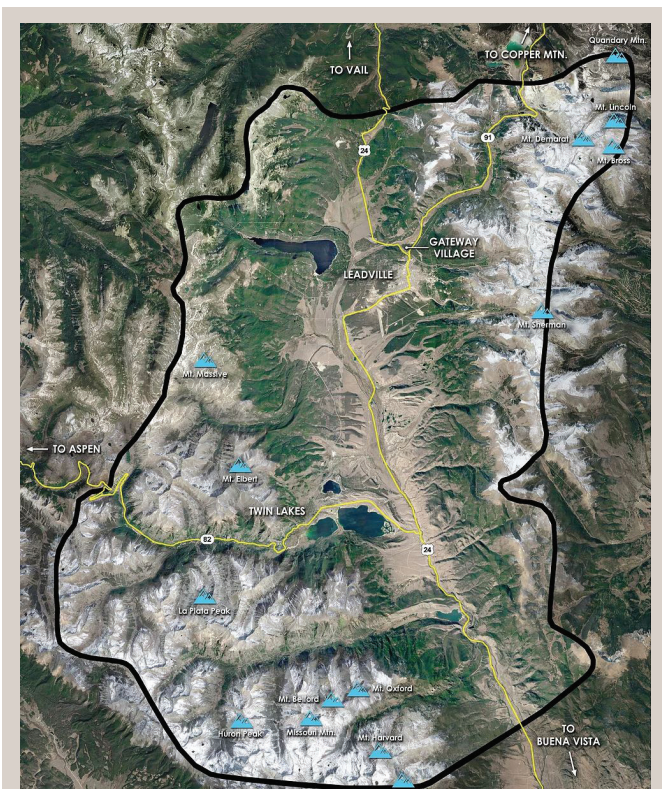
About Leadville

At 10,152 feet, Leadville is the highest incorporated city in North America and is flanked by Colorado's highest fourteeners: Mount Elbert and Mount Massive. While remote, the city is in the geographic center of Colorado, on U.S. Hwy. 24, part of the Top of the Rockies Scenic and Historic Byway with Denver a 100 miles east and Colorado Springs is 128 miles southeast.

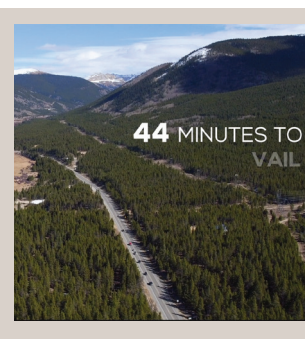
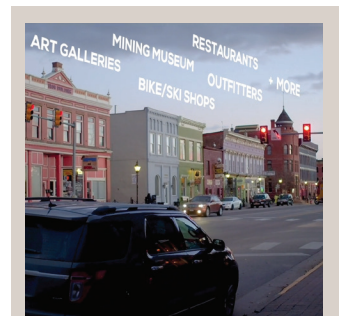
Downtown is walkable and full of museums, shopping and independent establishments to eat and drink. Leadville is an outdoor oasis with the paved Mineral Belt Trail which offers year-round recreation for bikers, hikers, snowshoers and cross-country skiers. And Leadville's East Side Mining District is groomed all winter for Nordic skiing, snowshoeing, fat biking and snowmobiling – part of an extensive network of nearly 100 miles of groomed trail. Just 20 miles from the town of Leadville at the base of Independence Pass is the historic Twin Lakes area, where you'll find world-class fishing and some of Colorado's most spectacular lake and mountain scenery. Twin Lakes also serves as the trail head for both Mount Elbert and Mount Massive, Colorado's highest peaks.

Area Attractions & Amenities

- Hiking numerous 14-ers and 13-ers
- Skiing at some of the most world-renowned resorts
- Mountain Biking
- Golfing
- Fishing in the headwaters of the Arkansas River, in Turquoise Lake, Twin Lakes, and then many smaller ponds and rivers
- Ice Climbing
- Dog Sledding
- Whitewater Rafting in the Brown's Canyon National Monument



Map of peaks surrounding Leadville



Presented By



Stewart Voutour

CIPS, CRS, RSPS, e-PRO

Cell: 970.409.7938

svoutour@slifersummit.com

www.AltaColorado.com



THANK YOU

For more information, please contact your local broker or,

Stewart Voutour
970.409.7938
svoutour@slifersummit.com
www.AltaColorado.com

SLIFER

SMITH &

FRAMPTON

Forbes
GLOBAL PROPERTIES

Disclaimer: This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Use of these images without the express written consent of the owner is prohibited.