

**3.24 Acres - Residential Lot - Saddleback Ridge Estates**  
TBD Clear Creek Road  
Evergreen, CO 80439

**\$125,000**  
3.240± Acres  
Clear Creek County



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**MORE INFO ONLINE:**

[greatplainslandcompany.com](http://greatplainslandcompany.com)

## 3.24 Acres - Residential Lot - Saddleback Ridge Estates

Evergreen, CO / Clear Creek County

### SUMMARY

#### **Address**

TBD Clear Creek Road

#### **City, State Zip**

Evergreen, CO 80439

#### **County**

Clear Creek County

#### **Type**

Undeveloped Land, Lot

#### **Latitude / Longitude**

39.731538 / -105.433103

#### **Acreage**

3.240

#### **Price**

\$125,000

#### **Property Website**

<https://greatplainslandcompany.com/detail/3-24-acres-residential-lot-saddleback-ridge-estates-clear-creek-colorado/83990/>



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### **PROPERTY DESCRIPTION**

Located in the beautiful Saddleback Ridge Estates of Clear Creek County, Colorado, this 3.24-acre parcel offers an exceptional opportunity to own a piece of the Rocky Mountains. Perfectly situated among towering pine trees, this beautiful mountain property provides the ideal setting for a future home or a peaceful retreat surrounded by nature. The lot offers strong potential as a residential building site, whether you're envisioning a primary residence, vacation getaway, or investment in Colorado mountain real estate.

Conveniently located just minutes from I-70, this property allows for easy and quick access to some of Colorado's most popular mountain destinations. World-class ski resorts such as Loveland, Arapahoe Basin, Keystone, and Breckenridge are just a short drive west, while the vibrant city life, dining, and culture of Denver lies only about 40 minutes to the east. This central location makes it a perfect basecamp for year-round adventures — from skiing and snowboarding in the winter to hiking, biking, fishing, and exploring nearby national forests and trails in the summer.

The property is part of the Saddleback Mountain Homeowners Association, which helps maintain the area's integrity and beauty, yet the annual dues are only \$37.50 — an exceptional value for such a well-maintained and desirable mountain community.

Whether you're looking to build now or invest in land for the future, this property offers the best of both worlds: seclusion and serenity in the mountains, paired with unbeatable access to urban conveniences and Colorado's renowned outdoor recreation.

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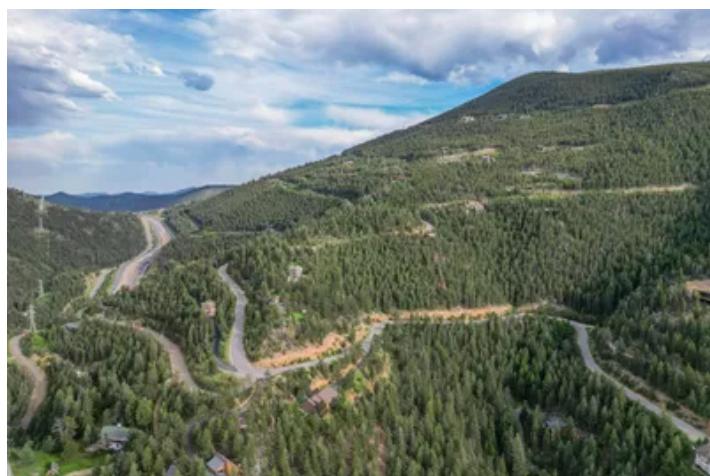


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## 3.24 Acres - Residential Lot - Saddleback Ridge Estates

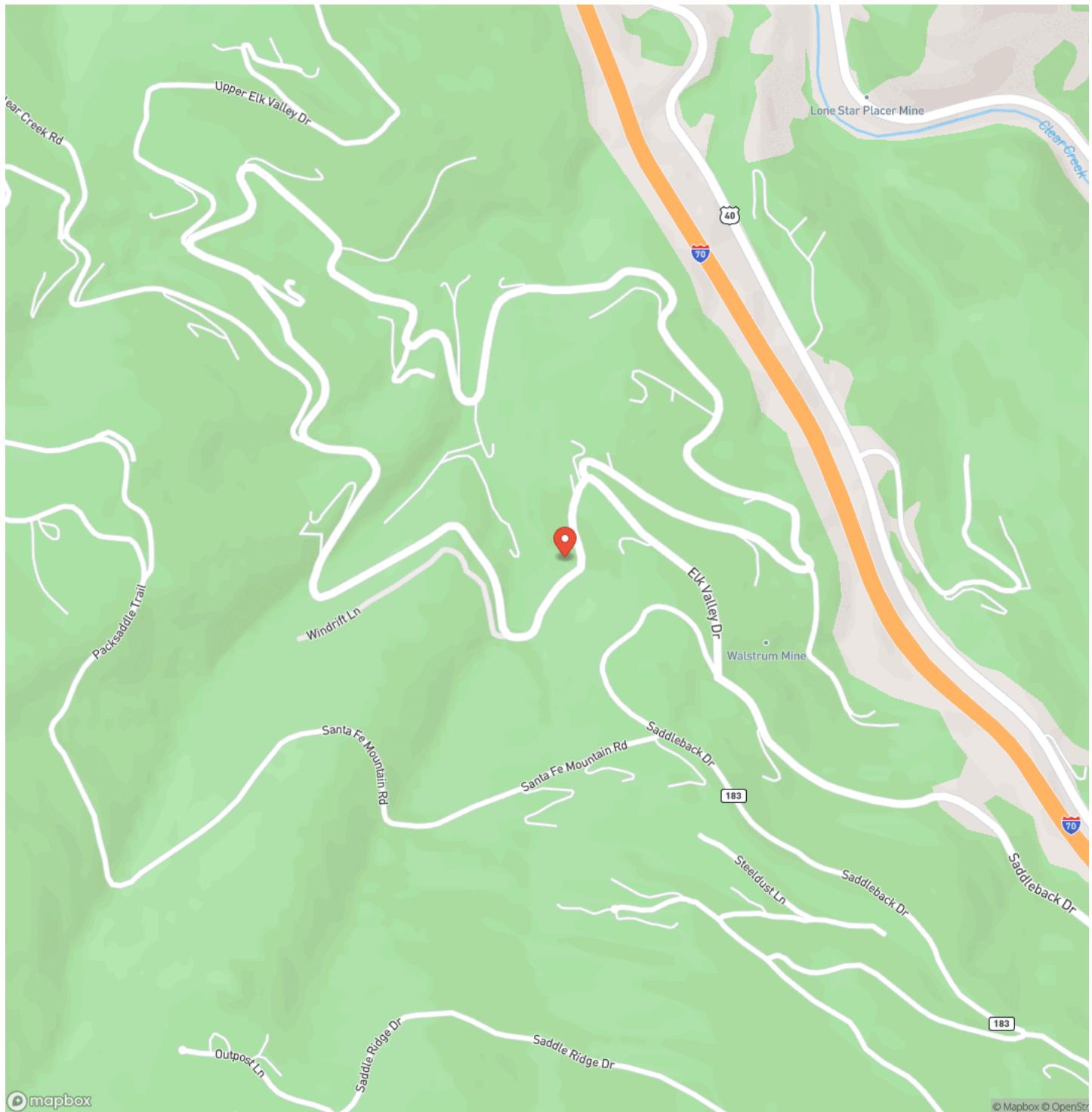
Evergreen, CO / Clear Creek County



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## Locator Map



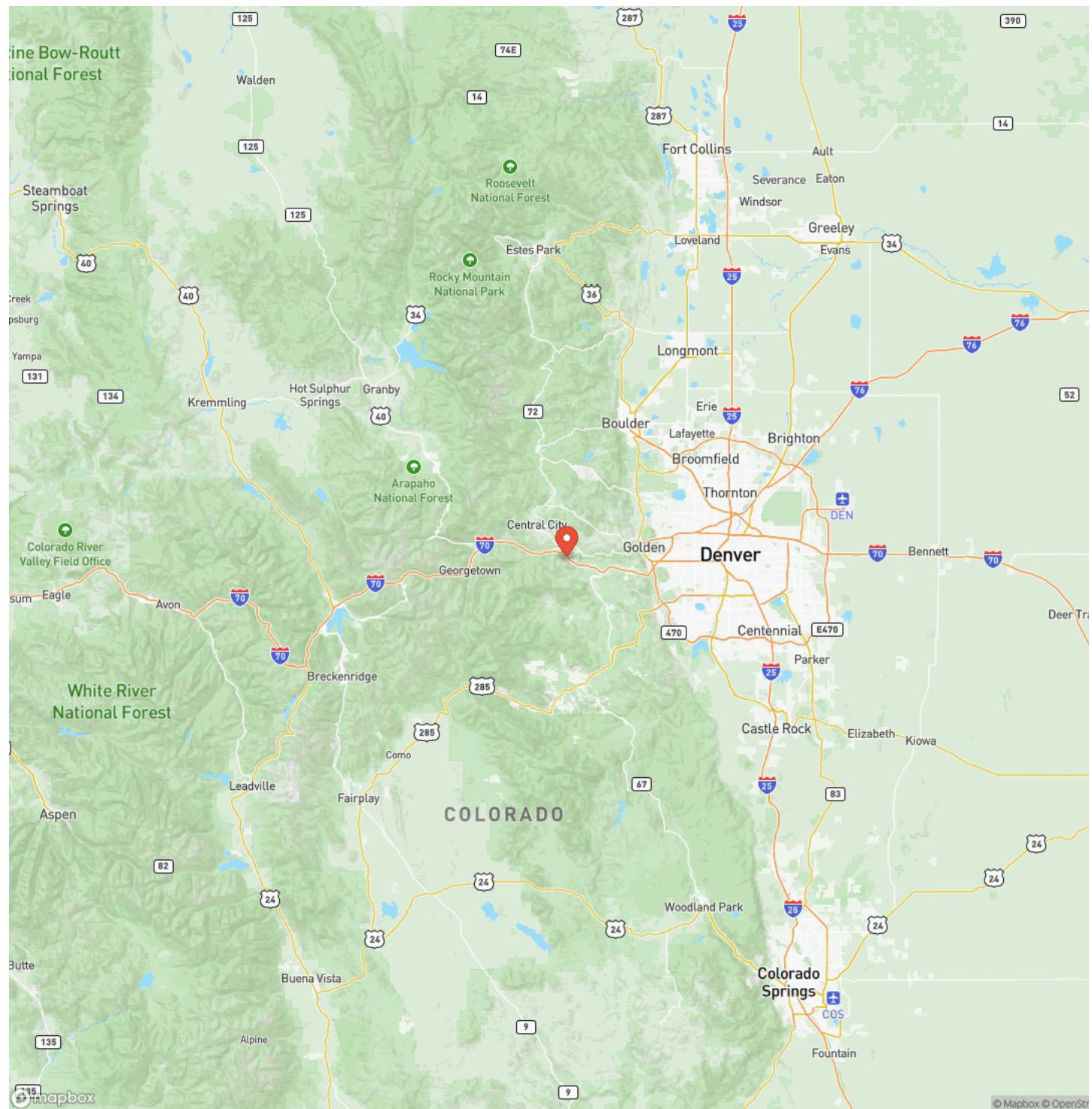
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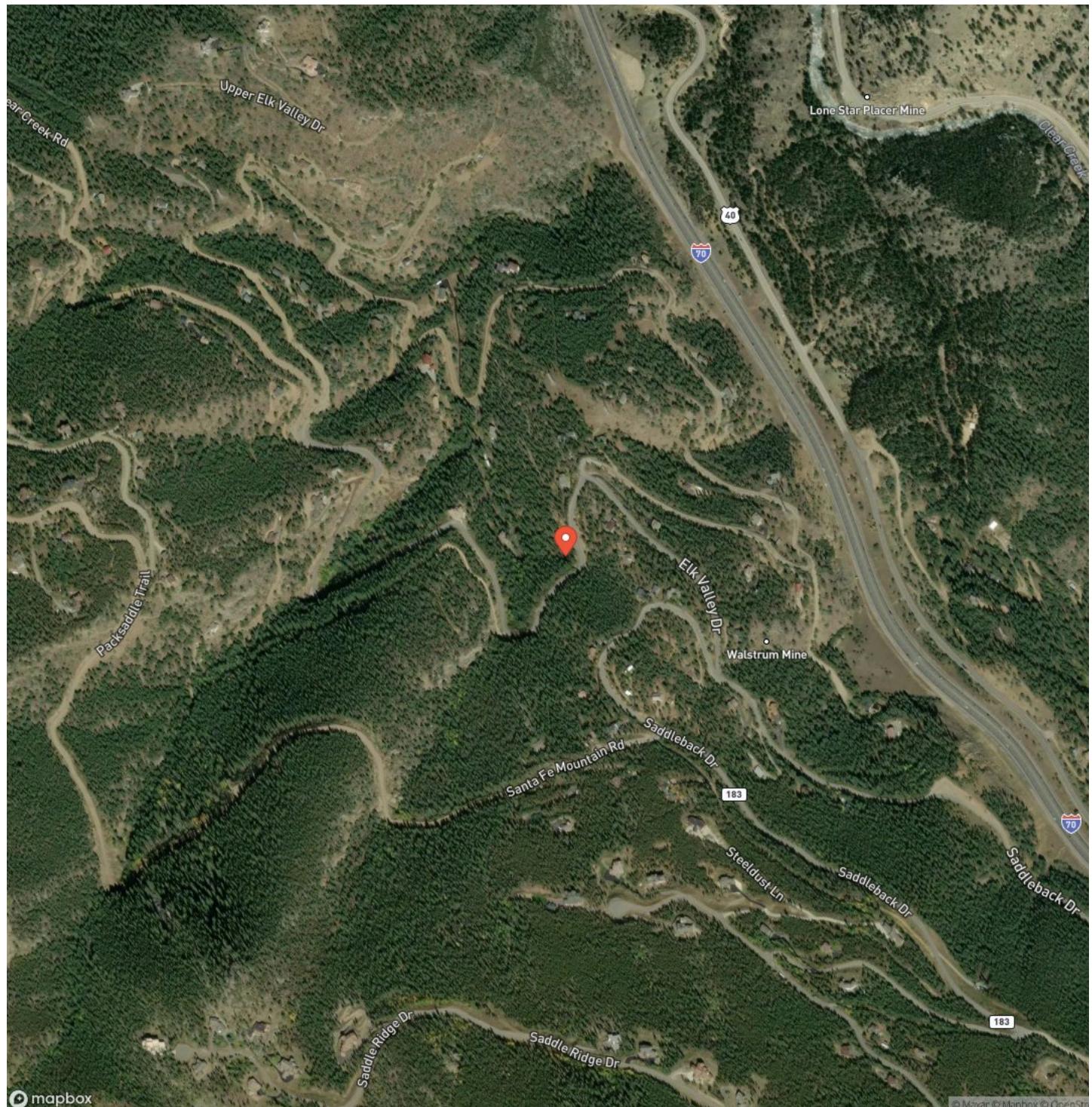
## Locator Map



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## Satellite Map



## 3.24 Acres - Residential Lot - Saddleback Ridge Estates

## **Evergreen, CO / Clear Creek County**

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Ethan Janicki

## Mobile

(303) 963-6738

## Email

ethan@greatplains.land

## Address

3460 E. Nielsen Ln

**City / State / Zip**

## NOTES

## NOTES



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ANSWER

## **DISCLAIMERS**

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