

Colorado Riverfront Development Property
665 cr 216
Glenwood Springs, CO 81601

\$4,800,000
48.300± Acres
Garfield County



Colorado Riverfront Development Property Glenwood Springs, CO / Garfield County

SUMMARY

Address

665 cr 216

City, State Zip

Glenwood Springs, CO 81601

County

Garfield County

Type

Hunting Land, Recreational Land, Riverfront, Business Opportunity

Latitude / Longitude

39.559061 / -107.285393

Acreage

48.300

Price

\$4,800,000

Property Website

<https://arrowheadlandcompany.com/property/colorado-riverfront-development-property-garfield-colorado/80412/>



Colorado Riverfront Development Property Glenwood Springs, CO / Garfield County

PROPERTY DESCRIPTION

An extraordinary opportunity awaits with this stunning 48.30 +/- acre property nestled along the banks of the Colorado River in scenic Garfield County, Colorado! Just minutes east of Glenwood Springs and directly adjacent to the popular Glenwood Canyon Resort, this residential-zoned property offers endless possibilities for development, investment, or your own private riverfront retreat. With breathtaking views of the surrounding canyon walls and direct access to one of Colorado's most iconic waterways, this land is perfectly situated for residential projects, vacation rentals, or other creative ventures. Its proximity to the resort and high-traffic tourism areas makes it a prime location for business-minded developers or those looking to capitalize on the area's growing popularity. Enjoy all that Glenwood Springs and the surrounding area have to offer, including: world-class river rafting and fishing right out your back door, soaking in the Glenwood Hot Springs Pool, thrills at Glenwood Caverns Adventure Park, scenic hiking and biking along the Glenwood Canyon Trail, and so much more from winter sports to year-round natural beauty. This rare offering blends serene natural surroundings with unbeatable access to amenities, adventure, and community. Don't miss the chance to own a piece of Colorado with unlimited potential! The property is located 1 +/- hour from Aspen, 1.5 +/- hours from Grand Junction and Breckenridge, 2 +/- hours from Steamboat Springs, and 2.5 +/- hours from Denver. All showings are by appointment only. If you would like more information or would like to schedule a private viewing please contact Forest Keith at [\(970\) 230-0226](tel:9702300226).

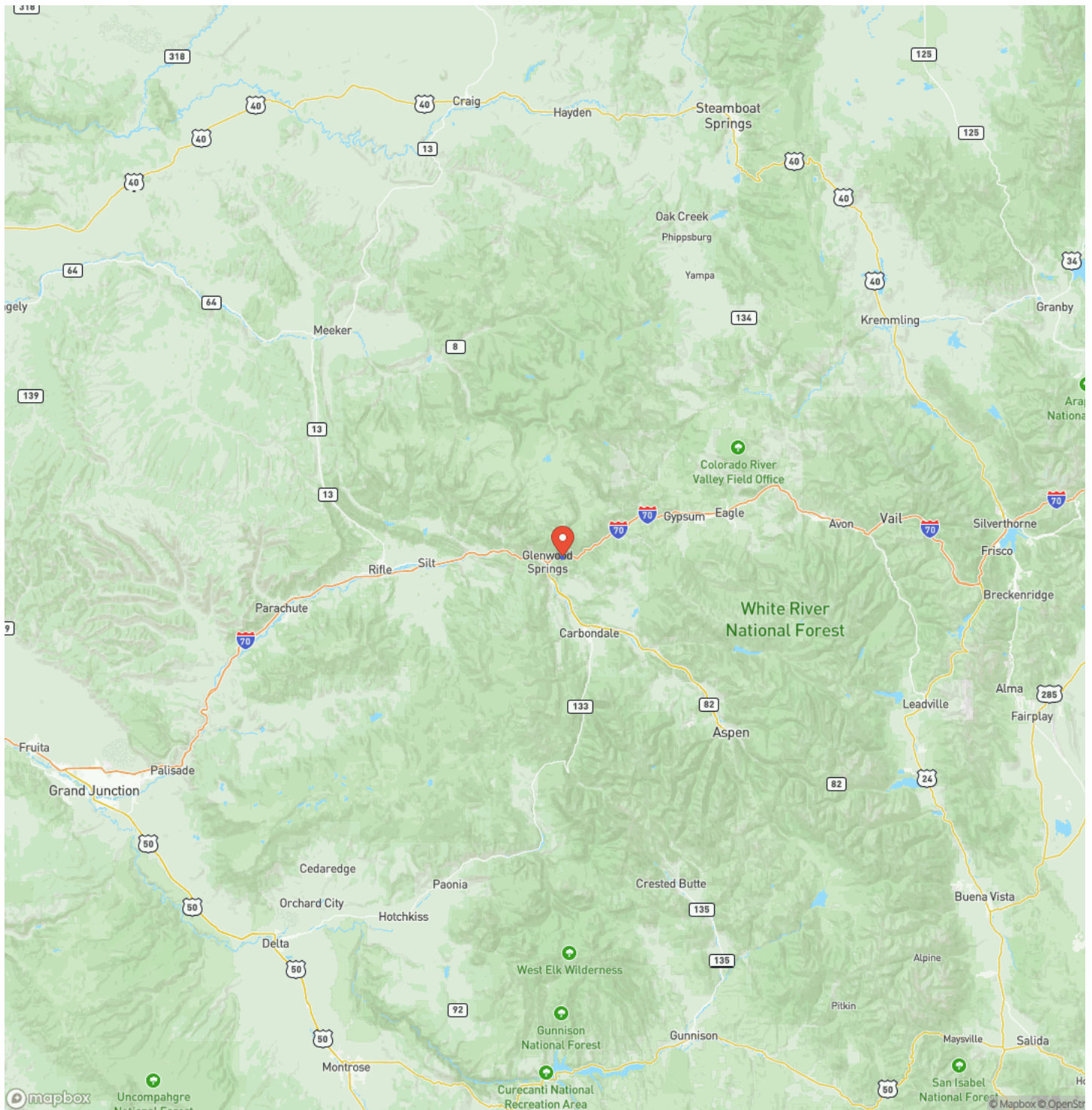
Colorado Riverfront Development Property
Glenwood Springs, CO / Garfield County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Forest Keith

Mobile

(970) 230-0226

Email

forest.keith@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

[illegible]

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



www.arrowheadlandcompany.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Arrowhead Land Company
205 E Dewey Ave
Sapulpa, OK 74066
(833) 873-2452
www.arrowheadlandcompany.com

