

**Meeker, Colorado residential development. Rohn Ridge
Subdivision**
45008 HIGHWAY 13
Meeker, CO 81641

\$6,000,000
104.660± Acres
Rio Blanco County



Meeker, Colorado residential development. Rohn Ridge Subdivision

Meeker, CO / Rio Blanco County

SUMMARY

Address

45008 HIGHWAY 13

City, State Zip

Meeker, CO 81641

County

Rio Blanco County

Type

Undeveloped Land, Business Opportunity, Commercial, Lot, Single Family, Residential Property

Latitude / Longitude

40.037473 / -107.91313

Dwelling Square Feet

0

Bedrooms / Bathrooms

1 / 1

Acreage

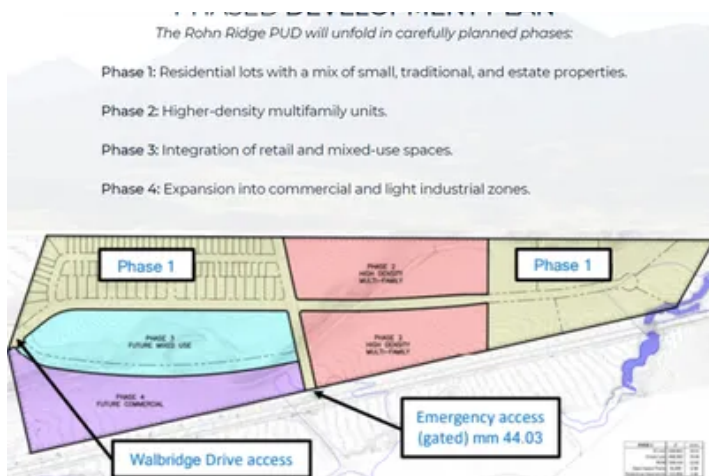
104.660

Price

\$6,000,000

Property Website

<https://aspenranchrealestate.com/property/meeker-colorado-residential-development-rohn-ridge-subdivision-río-blanco-colorado/76566/>



PROPERTY DESCRIPTION

Rohn Ridge Subdivision – A Prime Development Opportunity in Meeker, Colorado

Rohn Ridge Subdivision presents a **rare and exciting opportunity** in Meeker’s real estate market. This thoughtfully planned development spans four phases, with Phase 1 fully engineered and approved by the Town of Meeker. Only a bond and stormwater permit are required for final plat approval, making this a turnkey investment for developers looking to meet the region’s growing housing demand.

With all groundwork meticulously laid, including “will serve” letters from utility providers, the transition to new ownership will be seamless. Phase 1 includes plans for 85 eco-friendly, steel-frame homes, available in three carefully designed layouts: **900 sq. ft., 1,300 sq. ft., and 1,400 sq. ft.** These homes prioritize quality, energy efficiency, and affordability.

Comprehensive Plan Compliance

The **Rohn Ridge Planned Unit Development (PUD)** aligns with Meeker’s long-term vision for growth, aesthetics, housing, and infrastructure, ensuring a well-integrated and sustainable expansion of the town.

- **Community Aesthetics** – Designed to promote walkable neighborhoods with trails and soft-surface pathways, enhancing Meeker’s unique charm.
 - **Growth and Design** – Supports slow, intentional growth with diverse housing options to cater the housing market.
 - **Housing Variety** – Offers three housing types: small lots, traditional family homes, and estate lots (2.59-3.63 acres) to provide accessible options for different demographics.
 - **Infrastructure Ready** – Utilities are readily available, minimizing development costs. Future phases include mixed-use commercial and light industrial opportunities to support local employment and economic growth.
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Floodplain Analysis: Safety at the Forefront

Curtis Creek runs adjacent to Rohn Ridge, with some areas falling within a **FEMA-designated 100-year floodplain**. However, a comprehensive Floodplain Analysis ensures that development remains secure and well-planned:

- **Accurate Delineation** – Hydraulic modeling confirms that most of the site is outside the floodplain, ensuring minimal risk to future development.
 - **Mitigation Measures** – Proposed improvements to Curtis Creek will further reduce potential flood risks, safeguarding both new and existing infrastructure.
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Soil and Environmental Considerations

The **detailed NRCS Soil Resource Report** ensures that all aspects of the development will be built on **stable and sustainable grounds**:

- **Soil Stability** – Identified soil types include Forelle loam and Kobase silty clay loam, with slopes ranging from 3% to 15%.
 - **Land Suitability** – Loam soils are optimal for construction, allowing for efficient land use while addressing erosion risks in sloped areas.
 - **Conservation Practices** – Emphasis on xeriscaping and water conservation aligns with regional climate considerations, promoting sustainable landscaping solutions.
-

Geologic Hazards Study

Conducted by **Kumar & Associates**, the **Geologic Hazards Study** identifies potential risks and outlines mitigation strategies to ensure **safe and stable development**:

- **Steep Slopes** – The terrain is **stable with no signs of movement**; however, slopes between benches will require proper grading (2:1 horizontal-to-vertical ratio).
 - **Expansive Soils** – Portions of the site overlay Mancos Shale, which will require further evaluation to ensure foundation stability.
 - **Seismic Safety** – The region falls within UBC Zone 2, indicating minimal risk of significant earthquakes.
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A Solution to a Critical Housing Need

Rohn Ridge is the only active housing development in the area and has been designated as a key growth location in Meeker's 2021 Comprehensive Plan.

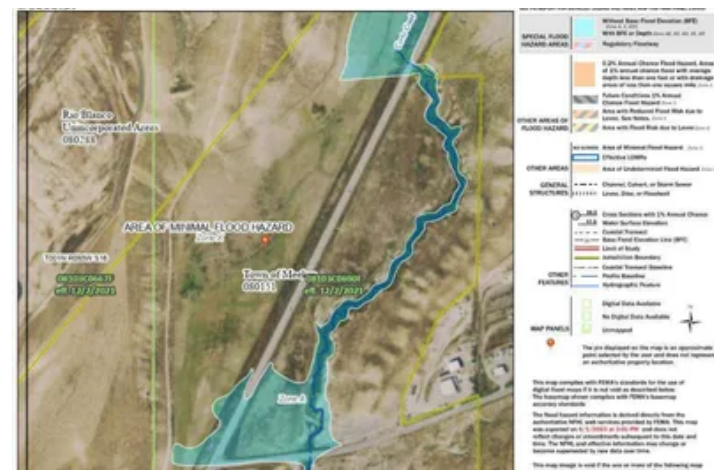
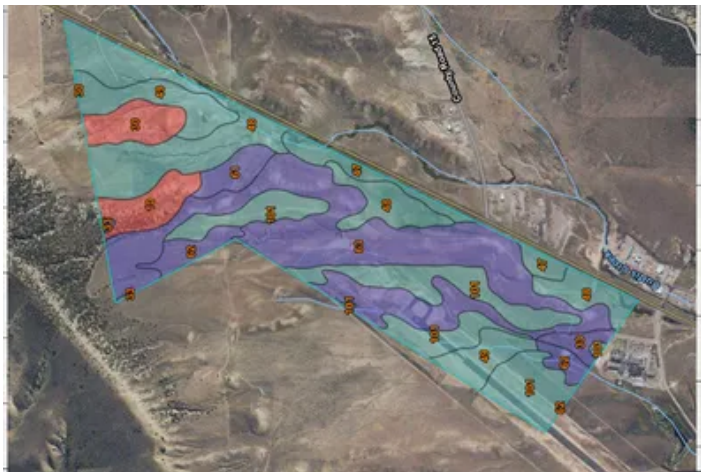
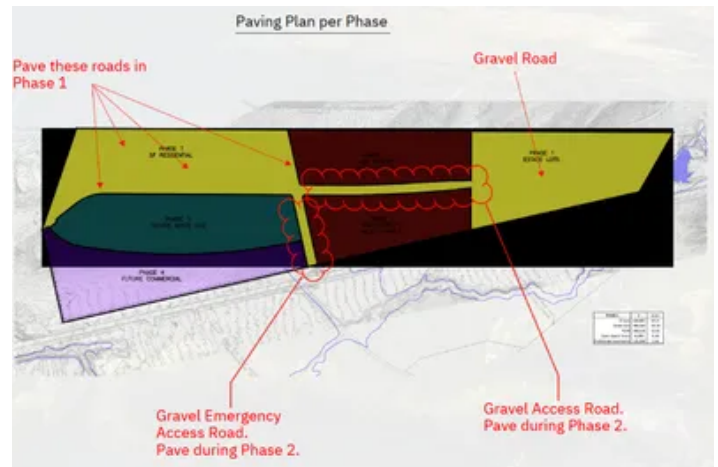
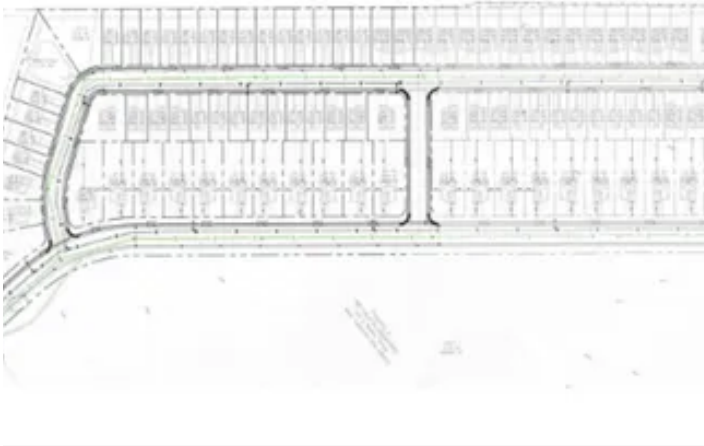
Its prime location near Pioneer Medical Center, the region's only hospital within a 40-mile radius, makes it an ideal development for medical professionals, young families, and local workforce housing.

Development-Ready with Key Approvals in Place

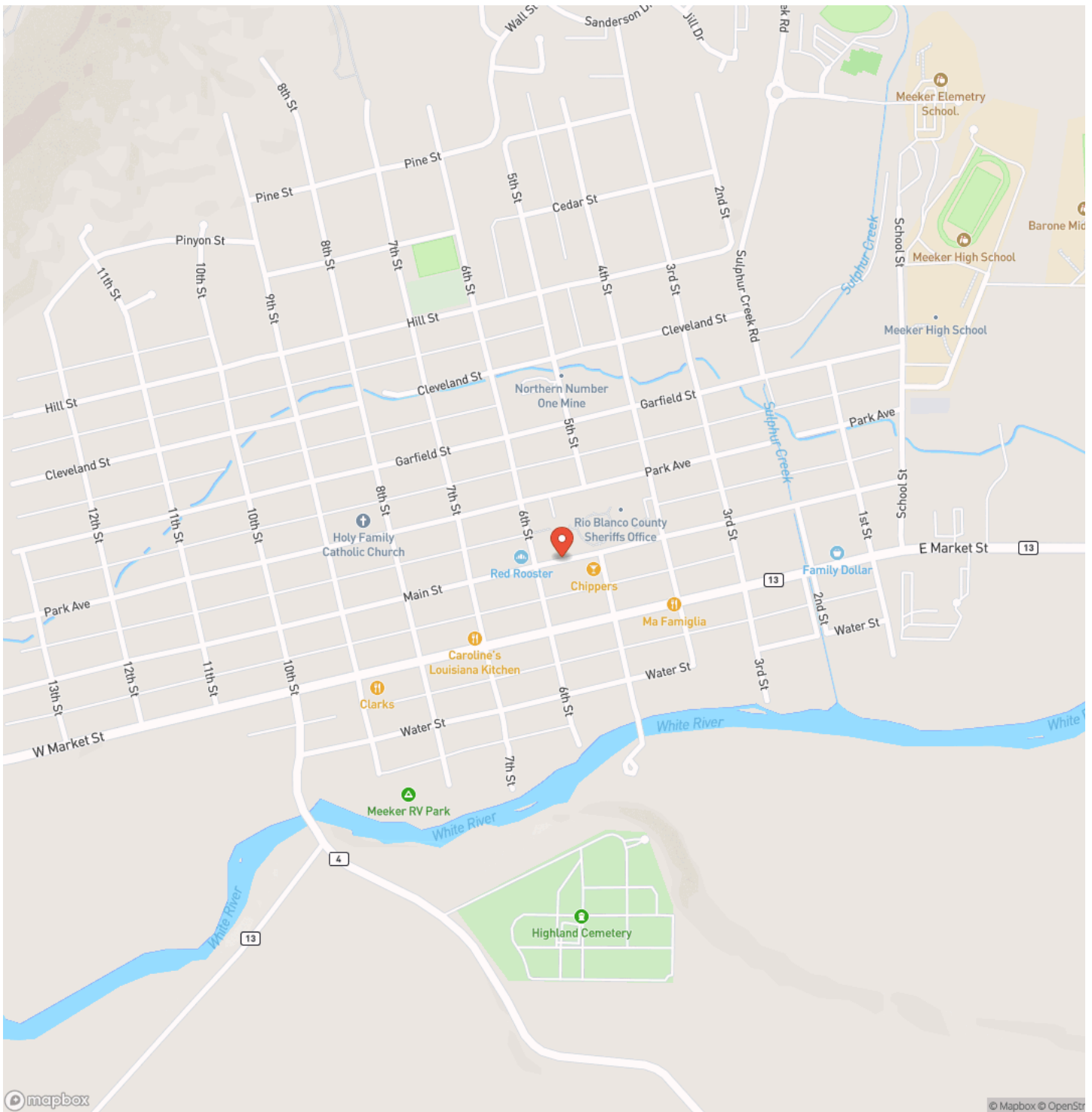
With all engineering plans, surveys, and permits ready to transfer, Rohn Ridge offers an incredible opportunity for developers to bring Meeker's vision of sustainable growth to life.

Don't miss this chance to invest in Meeker's future—contact us today for more information!

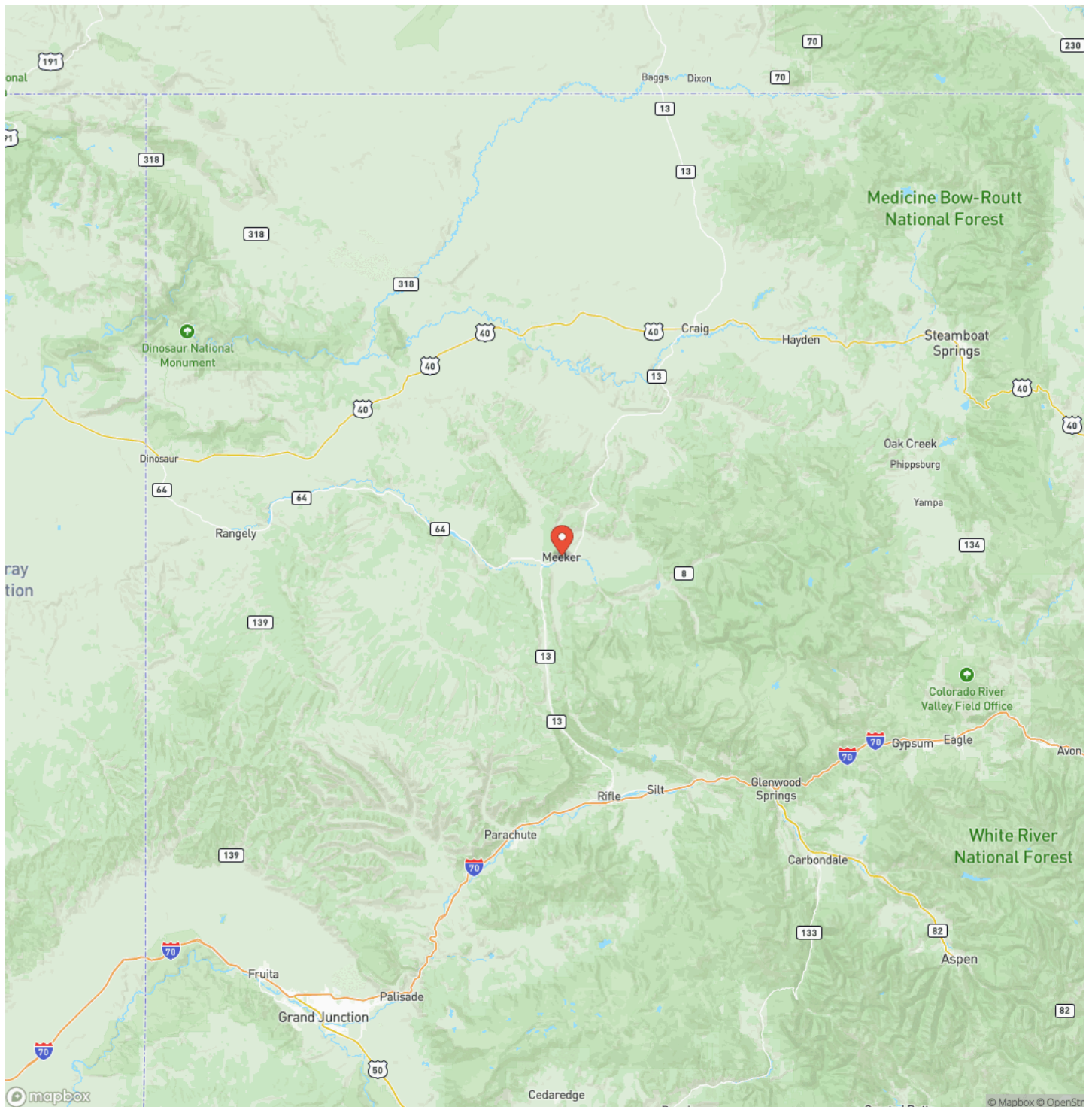
Meeker, CO / Rio Blanco County



Locator Map



Locator Map



Satellite Map



**Meeker, Colorado residential development. Rohn Ridge Subdivision
Meeker, CO / Rio Blanco County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Rob Daniels

Mobile

(970) 296-0683

Email

rob@danielslandcompanyltd.com

Address

31428 Highway 92

City / State / Zip

NOTES

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This image shows a blank 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.

DISCLAIMERS

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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.

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