



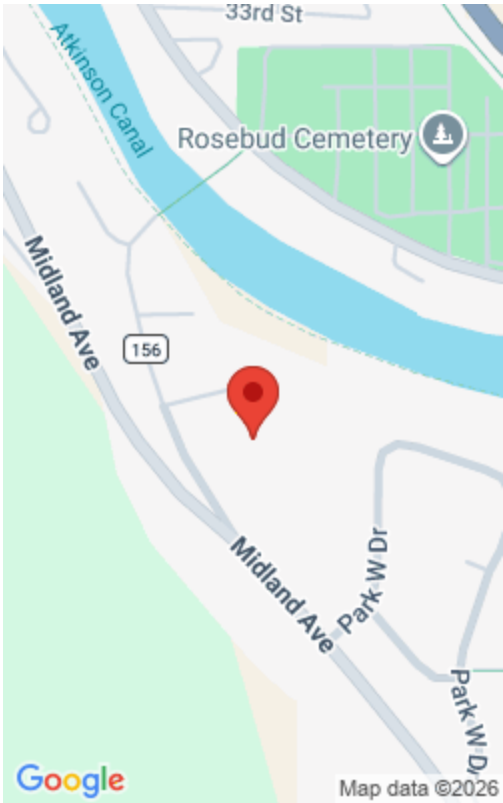
**\$2,500,000**

## COUNTY ROAD 156 102, GLENWOOD SPRINGS, CO, 81601

<https://resortdevelopmentmarketing.com>

Subdivision-ready with extensive river frontage, this premier 5+ acre property offers exceptional privacy in a peaceful, suburban setting—just minutes from downtown and a short stroll to the river, bike path, and elementary school. Enjoy expansive views of the surrounding mountains and valley. —The topography is easily buildable, and valuable water rights are included. A charming turn-of-the-century 3BD/1BA home adds character and potential. —-Located in unincorporated Garfield County with no HOA, flexible land-use options, and already connected to city water and sewer—no annexation required.— The upcoming South Bridge connection to Highway 82 scheduled to break ground in 18-months will further enhance access and value.

- Acreage
- Land
- Active



**Gabriel Molnar**



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## Basics

**Category:** Land

**Type:** Acreage

**Status:** Active

**Lot size:** 5.42 sq ft

**Subdivision Name:** See Remarks **Agent Full Name:** Gabriel Molnar

**Lot Size Acres:** 5.42 acres

**Zoning:** Garfield County - RS (Residential Suburban)

**County:** Garfield

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## Building Details

**Current Use:** Residential

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## Amenities & Features

**Utilities:** Cable Available, Electricity Available, Natural Gas Available, Phone Available, Sewer Connected

**Waterfront Features:**  
River Front

**WaterSource:** Public

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## Miscellaneous

**Road Surface Type:** All Year, Paved

**Listing Terms:** 1031 Exchange

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## Courtesy of

**List Office Name:** Douglas Elliman Real Estate

