

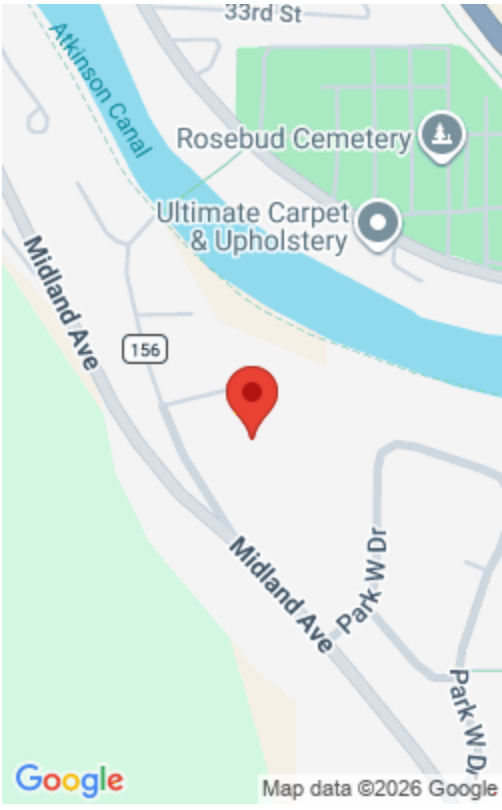
$2,500,000

- Acreage
- Land
- Active

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.



Gabriel Molnar

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

Building Details

Current Use: Residential

Amenities & Features

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

Waterfront Features: River Front

WaterSource: Public

Miscellaneous

Road Surface Type: All Year, Paved

Listing Terms: 1031 Exchange

Courtesy of

List Office Name: Douglas Elliman Real Estate