

\$4,500,000

GRAND 546 AVENUE, EAGLE, CO, 81631

<https://resortdevelopmentmarketing.com>

Prime Development Opportunity in the Heart of Eagle, Colorado. Don't miss this rare chance to develop one of Old Town Eagle's largest remaining parcels—1.87 acres with Commercial Mixed Use (CMU2) zoning, water rights to the Neilson South Ditch, and unmatched visibility. With two access points from Grand Avenue and another from 6th Street, the location offers high exposure and easy connectivity, just minutes from the Eagle County Regional Airport. Originally owned by the Bucholtz Family, the property includes a well-maintained 1908 Sears & Roebuck home with 4 bedrooms and 1.5 baths, along with a charming two-story barn. (Sale excludes greenhouses and other outbuildings.) Adjacent to the west entrance, a flashing crosswalk leads directly to the Eagle River Path, Eagle River Park, and the Eagle County Fairgrounds—placing you in the heart of Eagle's recreation corridor. Why Eagle? Eagle offers the perfect blend of small-town charm and modern amenities. According to the 2020 Census, the population has grown to 7,511—a 15% increase since 2010—driven by a thriving economy, strong community, and unparalleled outdoor lifestyle. The median household income exceeds \$100K, and the town features extensive trails, vibrant events, and easy access to Vail and I-70. This is a one-of-a-kind opportunity to invest in Eagle's historic core—where development potential meets true Colorado living. Seller is a licensed RE broker in the state of Colorado.

- 4 beds
- 1 bath
- Single Family Residence
- Residential
- Active



TJJ Davis



Basics

Category: Residential

Status: Active

Bathrooms: 1 bath

Floors: 2 floors

Year built: 1908, 1908

Agent Full Name: TJJ Davis

Lot Size Acres: 1.87 acres

County: Eagle

Type: Single Family Residence

Bedrooms: 4 beds

Half baths: 1 half bath

Lot size: 1.87 sq ft

Subdivision Name: Eagle

Bathrooms Full: 1

Zoning: Mixed Use - See Remarks

Building Details

Building Area Total: 1947 sq ft

Heating: Baseboard, Natural Gas, Propane

Roof: Asphalt

Levels: Two

Construction Materials: Frame, Wood Siding

Stories: 2

Foundation Details: Block

Floor covering: Carpet, Vinyl, Wood

Amenities & Features

Laundry Features: See Remarks

Utilities: Cable Available, Electricity Available, Internet, Natural Gas Available, Phone Available, Propane, Satellite, Sewer Available, Trash, Water Available

WaterSource: Public

Interior Features: Multi-Level, Patio

Cooling: Ceiling Fan(s), Window Unit(s)

Flooring: Carpet, Vinyl, Wood

Parking Features: Aboveground

Appliances: Dishwasher, Range

Lot Features: Near Public Transit

Miscellaneous



Road Surface Type: All Year

Special Listing Conditions: None

Pets Allowed: Yes

Courtesy of

List Office Name: Slifer Smith & Frampton - Eagle

