

\$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



TJ Davis



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## 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

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## 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

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## 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

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## Miscellaneous



**Road Surface Type:** All Year

**Special Listing Conditions:** None

**Pets Allowed:** Yes

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## Courtesy of

**List Office Name:** Slifer Smith & Frampton - Eagle

