$4,500,000

GRAND 546 AVENUE, EAGLE, CO, 81631

https://resortdevelopmentmarketing.com

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

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.



TJ Davis

Basics

Category: Residential

Type: Single Family Residence

Status: Active

Bedrooms: 4 beds

Bathrooms: 1 bath

Half baths: 1 half bath

Floors: 2 floors

Lot size: 1.87 sq ft

Year built: 1908, 1908

Subdivision Name: Eagle

Agent Full Name: TJ J Davis

Bathrooms Full: 1

Lot Size Acres: 1.87 acres

Zoning: Mixed Use - See Remarks

County: Eagle

Building Details

Building Area Total: 1947 sq ft

Construction Materials: Frame, Wood Siding

Heating: Baseboard, Natural Gas, Propane

Stories: 2

Roof: Asphalt

Foundation Details: Block

Levels: Two

Floor covering: Carpet, Vinyl, Wood

Amenities & Features

Laundry Features: See Remarks

Flooring: Carpet, Vinyl, Wood

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

Parking Features: Aboveground

WaterSource: Public

Appliances: Dishwasher, Range

Interior Features: Multi-Level, Patio

Lot Features: Near Public Transit

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

Miscellaneous

Road Surface Type: All Year

Special Listing Conditions: None

Pets Allowed: Yes

Courtesy of

List Office Name: Slifer Smith & Frampton - Eagle