



12^{D O W N T O W N} ACRES

SALIDA, CO



12.12 Acres with 2000 +/- Ft of Arkansas River Frontage
Salida, CO 81201

MLS#4796269

Offering Price; 4,900,000



First
COLORADO LAND
Office

THE FACTS

- ♦ 12.12 Acres / 527,947 Sq. Ft.
- ♦ 2,000 +/- Ft of Arkansas River Frontage
- ♦ Price 4,900,000 / \$9.28 Per Sq. Ft.
- ♦ Adjacent to the Arkansas River Lot
 - Extends from the F Street Bridge upriver
- ♦ Currently Zoned Industrial with Multiple Commercial Applications
- ♦ Acceptable Development Uses
 - Retail, Restaurants, Office, River Walk
 - (residential or lodging not allowed)



PROPERTY LINE BOUNDARIES DISPLAYED ARE APPROXIMATE

SALIDA

DEVELOPMENT OPPORTUNITY



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SALIDA, CO





NORTH
UP RIVER END

MAIN
TRACK LINE

SOUTH
DOWN RIVER END

PROPERTY LINE BOUNDARIES DISPLAYED ARE APPROXIMATE





DETAILS

PRICE

The asking price for the property is \$4,900,000
Earnest money deposit of \$75,000 with accepted offer

LAND OFFERING

A unique opportunity to purchase 12.12 acres of vacant land located in the heart of downtown Salida, CO. The parcel is positioned on the northeast side of the Arkansas River. The property extends along the east side of the Arkansas River approximately 2,000 +/- feet upriver from the F Street bridge between the Tennessee Pass Main Line and the Arkansas River. The property is a long parcel that extends to the center of the river to the west, with a 50-foot setback from the main railroad track to the east. The current zoning for the property is industrial.

PERMITTED USES

The Union Pacific Railroad Company (UPRR) allows for commercial applications such as retail, office, restaurant, and entertainment.

EXCLUDED USES

Residential; lodgings or accommodations (including without limitation, hotels, motels, boarding houses, dormitories, hospitals, nursing homes, or retirement centers); and no educational or child-care facilities (including without limitations, schools, kindergartens, gymnasiums, athletic fields, or day-care centers).

UTILITIES

Electricity is available on the property. Water, sewer, and natural gas are located on the south/west side of the Arkansas River.

WATER RIGHTS

No water rights will be conveyed with the property.

CLOSING AND TITLE

Central Colorado Title and Escrow in Salida, CO, will handle the closing and title of the property. Property will be conveyed with a Quitclaim Deed. Property is sold AS IS WHERE IS without warranties.

SURVEY

A survey is available from 2014. Any additional survey needs will be at the buyer's expense.

SHOWING AND ACCESS

Please contact the listing agents before entering the property. The listing agent will accompany potential buyers during the showing.

CONTRACT CONDITIONS

UPRR does not use Colorado real estate contracts; therefore, a contract will be presented by UPRR once agreed-upon terms are negotiated. The buyer must covenant that current and future owners will not file suit for permitted effects such as noise, vibration, etc., and will not protest reactivation of UPRR's adjacent Tennessee Pass rail line.

LEASES + PERMITTED ACCESS

The City of Salida currently leases a portion of the property from the F Street bridge to the north for parking. The lease is on a month-to-month basis and will be terminated upon closing. Buyer will have the opportunity to enter into its own lease with the City after closing.

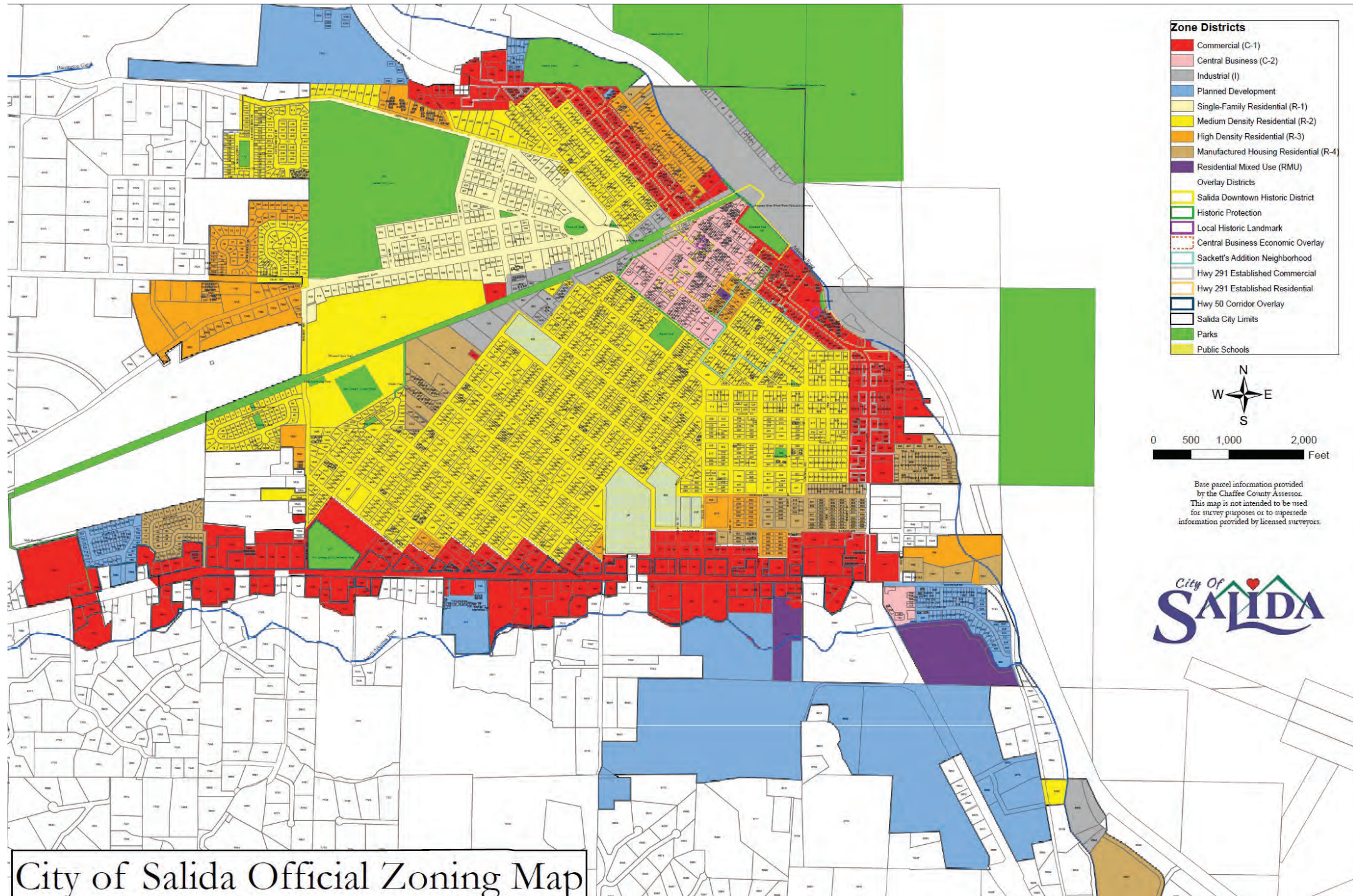
DUE DILIGENCE

Mandatory Phase 2 Environmental Assessment must be ordered and completed by the buyer. UPRR will have 30 days to review the Phase II report. Standard buyer due diligence is 90 Days + 30 Days for closing. Due to the parcel's historical use as an active railroad yard and depot for over 100 years until service stopped in 1997, it is the buyer's responsibility to conduct a thorough environmental assessment during the due diligence period.

OFFERS

Letter of Intent from well qualified buyers – buyers must demonstrate financial ability to purchase and expertise in developing the property.





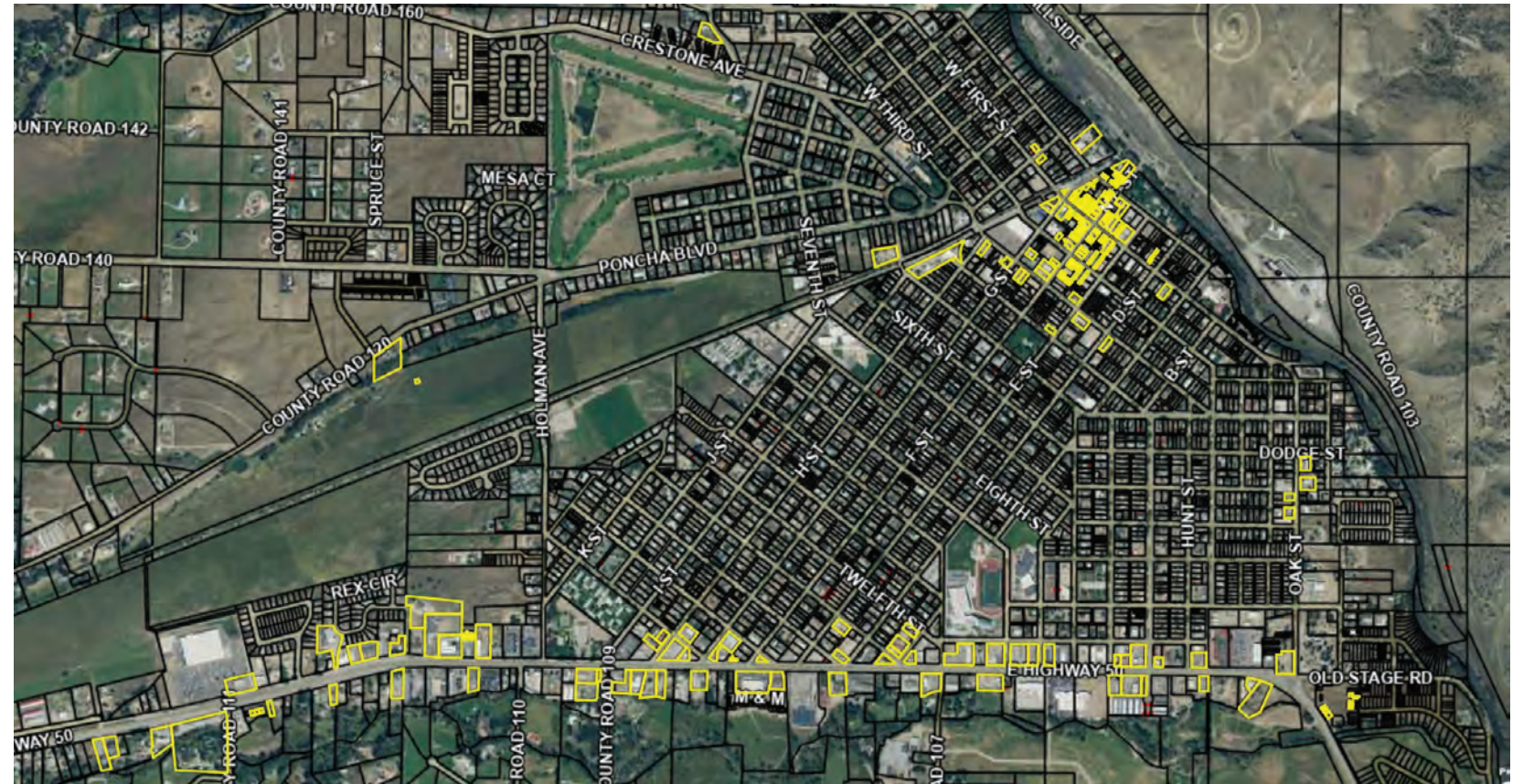
City of Salida Official Zoning Map

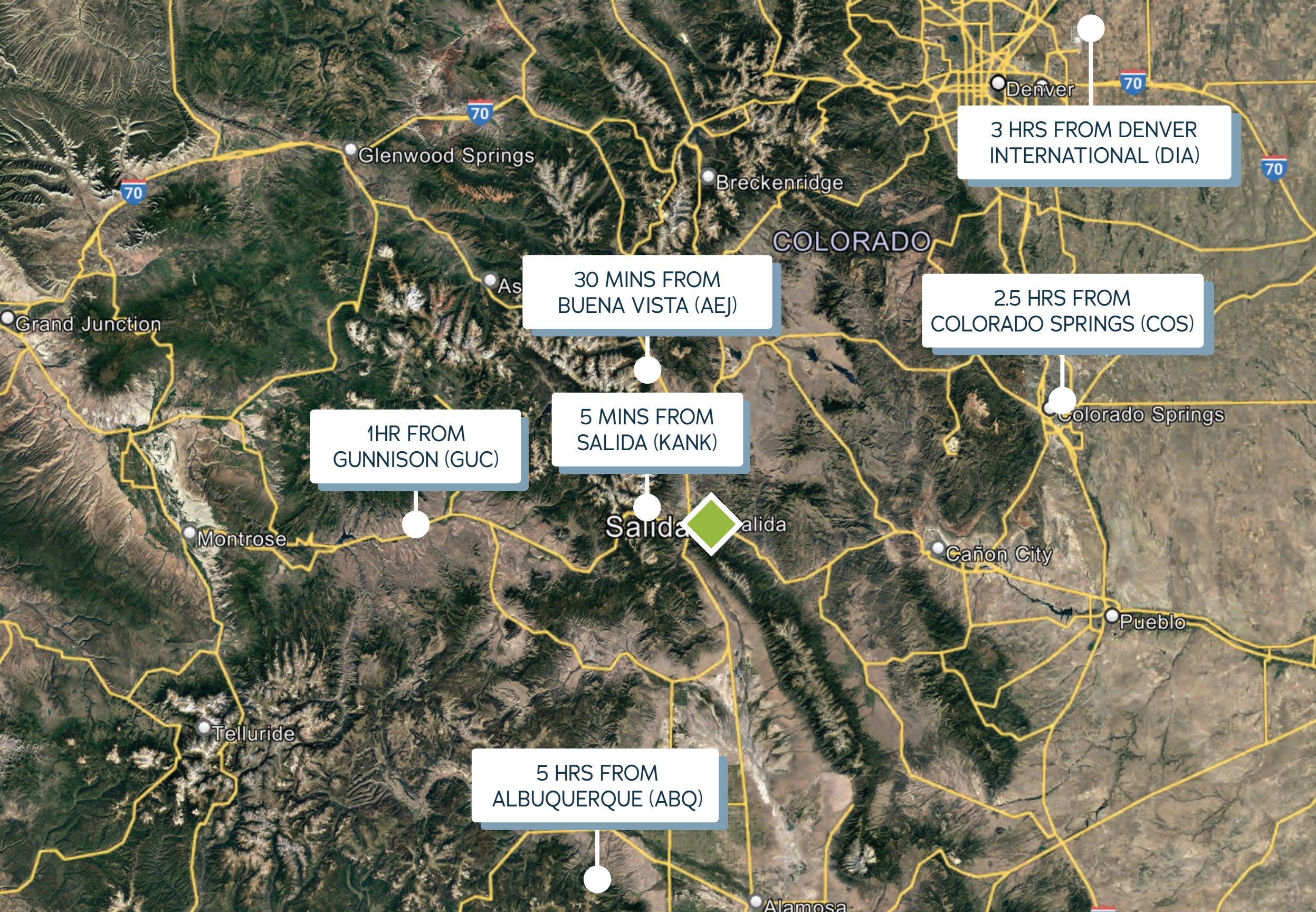


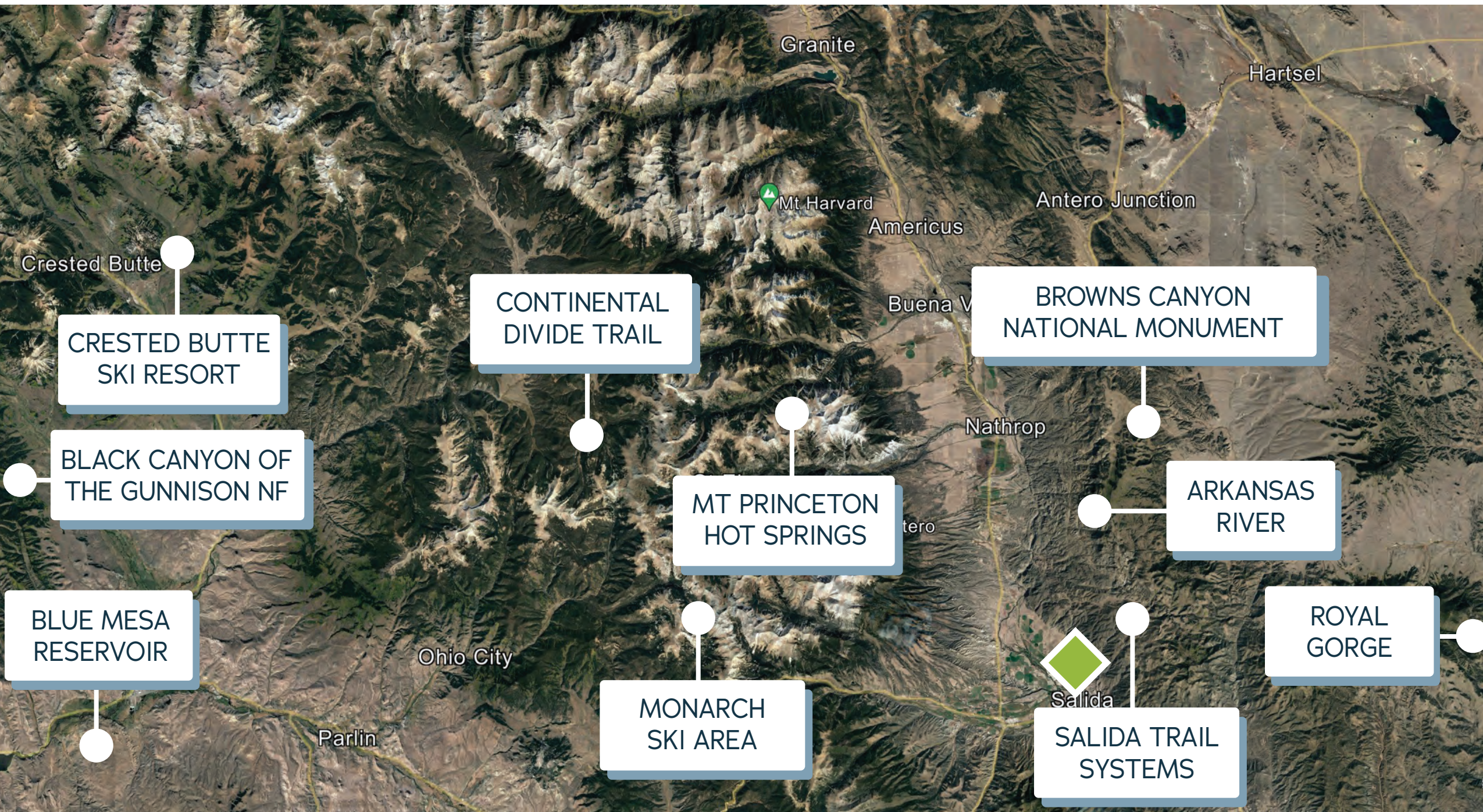
COMMERCIAL UNIT STATS

SALIDA, CO 81201

- ♦ Total Units 326:
- ♦ Retail – 221 Units
- ♦ Office – 105 Units









DOWNTOWN





82% of the land in Chaffee County is State and Federal Open Space



CHAFFEE COUNTY

- ◆ Chaffee County, Colorado, is a hidden gem in the heart of the Rocky Mountains. Its breathtaking natural beauty, combined with a pro-business climate and charming rural community, make it an ideal location for investment. Salida, in particular, stands out as a prime destination for those seeking outdoor experiences, a relaxed lifestyle, and entrepreneurial opportunities.

- ◆ Salida is situated along the Arkansas River, which provides endless opportunities for kayaking, rafting, fishing, and hiking. The surrounding mountains offer world-class skiing and snowboarding in the winter, and hiking and mountain biking in the summer. The area is also home to several hot springs, making it a year-round destination for relaxation and rejuvenation.

- ◆ Beyond outdoor recreation, Salida boasts a vibrant arts and culture scene, with galleries, music festivals, and concerts. Its historic downtown is filled with unique shops, restaurants, and breweries, all offering a taste of the local flavor.

- ◆ The community in Salida is tight-knit and welcoming, with a strong emphasis on sustainability and preserving the area's natural resources. Chaffee County and Salida have attracted a diverse range of entrepreneurs, from outdoor gear manufacturers to tech startups. Investing in Salida offers the opportunity to not only tap into the area's thriving tourism industry but also to become a part of a community that values quality of life and entrepreneurship.



COUNTY STATS

Population	20,074
Average House Hold Income	\$61,216
Total Housing Units	11,307

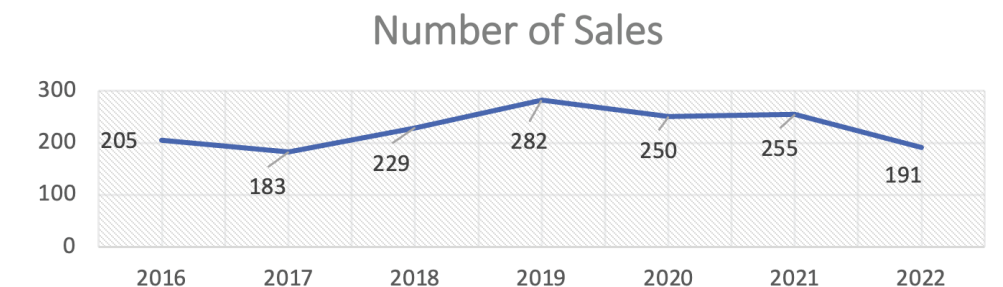
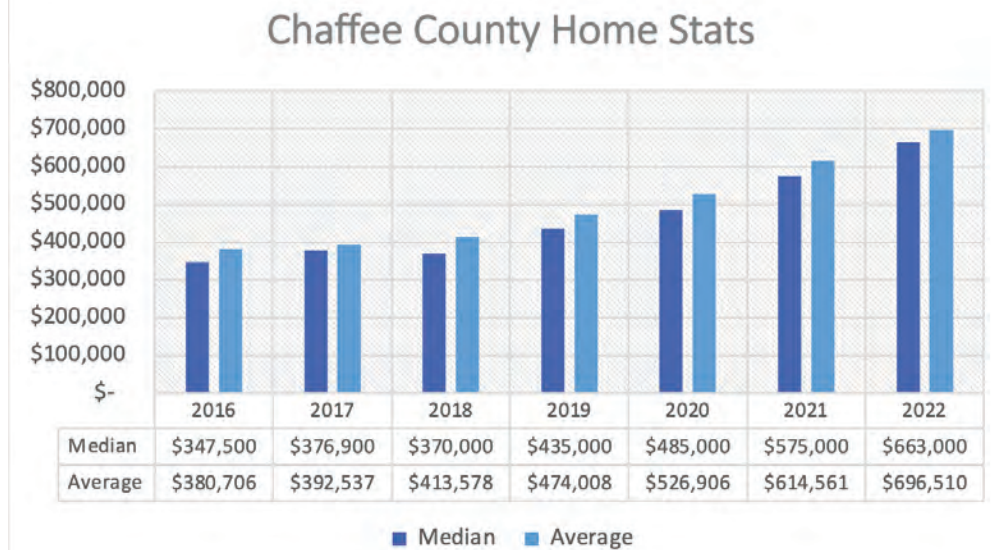
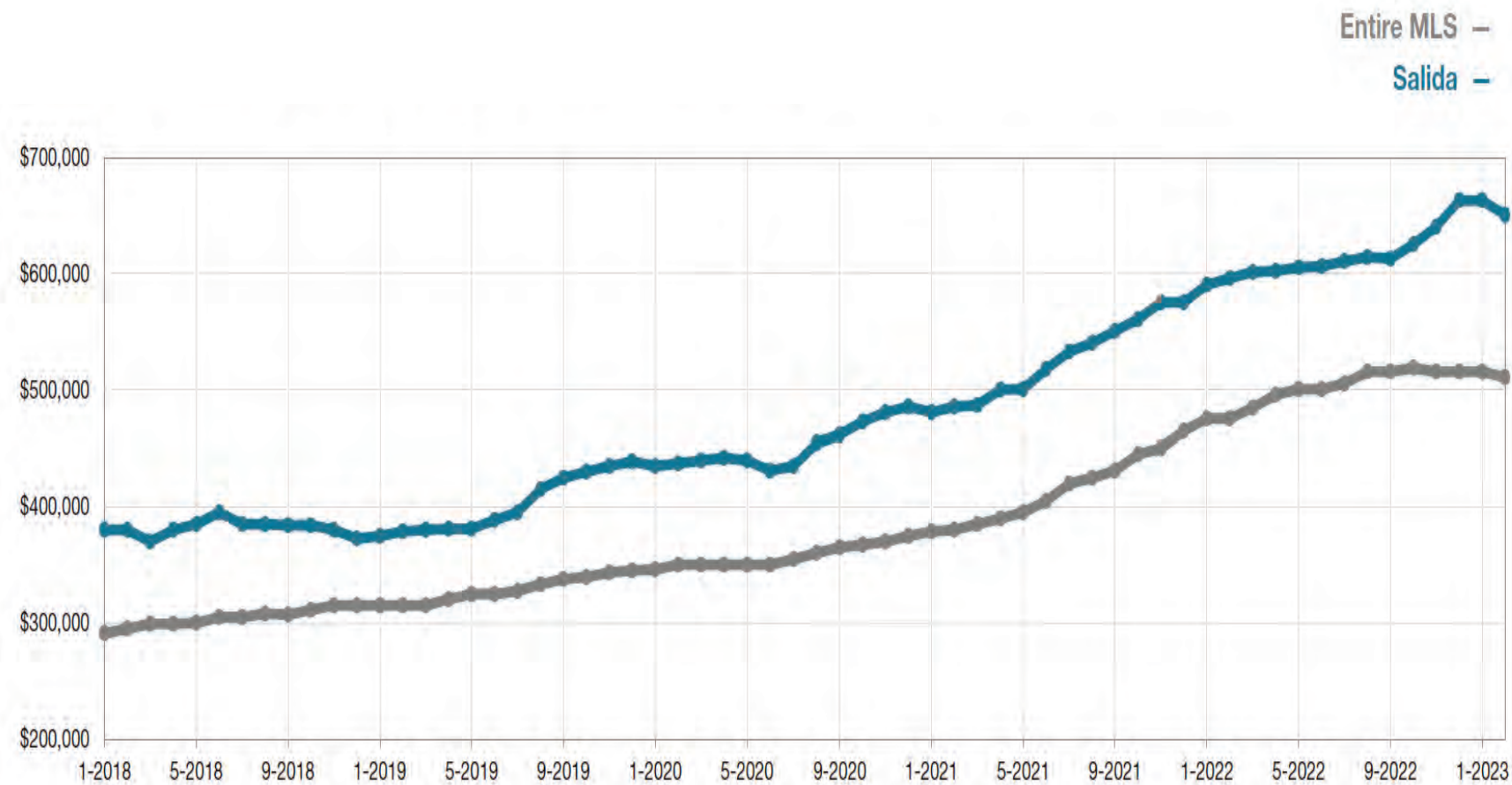
Top Regional Employers

Chaffee County School Districts
County Government
Heart of the Rockies Regional Medical Center
Retail and Hospitality
Construction and Trades
Monarch Ski Area
Recreational Rafting Companies

Data Sources:
<https://REcolorado.com>
<https://chaffeecountyedc.com/>
<https://demography.dola.colorado.gov/>



HISTORICAL MEDIAN RESIDENTIAL SALES





COMMERCIAL INVENTORY

SALIDA, CO - AS OF 4.10.23 - ROCC MLS

LAND FOR SALE

C 1 zones (homes/commercial) 845 W 1st Street .36 Acres - \$ 649,000 \$41.39 / Sq Ft

COMMERCIAL FOR SALE

Retail - 325 W. Rainbow (Hwy 50) 8,000 Sq. Ft. – \$1,590,000 \$199/Sq Ft

Retail / Office - 312 F Street 4,746 Sq. Ft. - \$1,590,000 \$335/Sq Ft

Business/Land Building - 122 E 1st Street 1427 Sq Ft / .17 Acres - \$1,999,999

LEASE SPACES

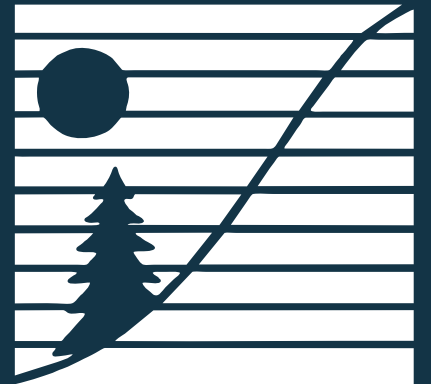
Office / Retail 7800 W US HWY 50 1,794 Sq Ft– \$2,500 PM

Office / Medical 248 E 1st Street 988 Sq Ft - \$2,400 PM



FIRST COLORADO LAND OFFICE

- ◆ Since 1973 First Colorado Land Office has led the way in Upper Arkansas Valley and beyond in sales, service and satisfaction. Integrity and hard work are the cornerstones of the company and the primary reasons for its long years of success. First Colorado Land Office is a tight team of highly qualified Realtors with extensive knowledge of the area who are continually upgrading their education in the field. Our agents have outstanding skills to patiently and clearly inform, listen to, interpret and manifest the visions and the needs of their clients.
- ◆ For over forty years, First Colorado Land Office, Inc. has done a spectacular job providing business, commercial, land and residential buyers and sellers, as well as real estate investors with the professional guidance and attention each transaction deserves. Let us share with you our specialized knowledge of this amazing piece of paradise.
- ◆ FCLO has a very real commitment to the beautiful Arkansas River Valley and the extraordinary lifestyle it invites. The company and its Realtors are all actively involved in organizations and programs that support the community, promote growth and support local businesses without compromising the resources and unique charm of the town of Salida or the pristine land, water and countryside around it. Last year First Colorado Land office lead the way in every category of sales Commercial, Land, Luxury Home – Selling 33% more than our nearest competitor.





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First _____
COLORADO LAND

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