

SALE

MEEKER - MULTI PURPOSE RECREATIONAL, INDUSTRIAL, OR COMMERCIAL PROPERTY

41009 County Road 5 Meeker , CO 81641



PROPERTY DESCRIPTION

This is a property you must see to believe. There were no expenses spared when designing the building and its surrounded by breathtaking views. Could become the next huge Destination Park of the Western Slope. This property has 550 acres with access to the White River and Piceanee Creek surrounded by Public and State lands. There is 105 room bunker house with Jack-N-Jill bathrooms, laundry rooms, commercial kitchen and more. There are 30 plus electrical hookups (hundreds more could be added) , 4 private septic tanks, 2 private wells, 12000 gal propane tank, backup generator, large industrial warehouse, drive-in bays, wash bays, lube stations, fire suppression systems, commercial kitchen, gym/game rooms, + more. Many different options and possibilities. This could be the greatest destination RV park to offer, mountain biking, motor sports, event park, horse back riding, rafting, camping, fishing, hunting lodge YOU NAME IT , Outdoor Park of the Western Slope. This place has so much potential to be THE DESTINATION rendezvous of the Western Slope.

Business Model could include using the warehouse to service RV's and all other recreational vehicles while on the property. Stay and Play all while getting your toys serviced. Set-up an

OFFERING SUMMARY

Sale Price:	\$15,500,000
Lot Size:	550 Acres
Building Size:	41000-65000 SF

DEMOGRAPHICS	1 MILE	10 MILES	30 MILES
Total Households	2	252	1,786
Total Population	5	627	4,431
Average HH Income	\$89,077	\$67,781	\$67,007

Becca Posner
970 424 2281
becca@posner.properties

Tim Whitney
970 243 7375
twhitney@cbcprimeproperties.com



**COLDWELL BANKER
COMMERCIAL**

SALE

MEEKER - MULTI PURPOSE RECREATIONAL, INDUSTRIAL, OR COMMERCIAL PROPERTY

41009 County Road 5 Meeker , CO 81641



Becca Posner
970 424 2281
becca@posner.properties

Tim Whitney
970 243 7375
twhitney@cbcprimeproperties.com

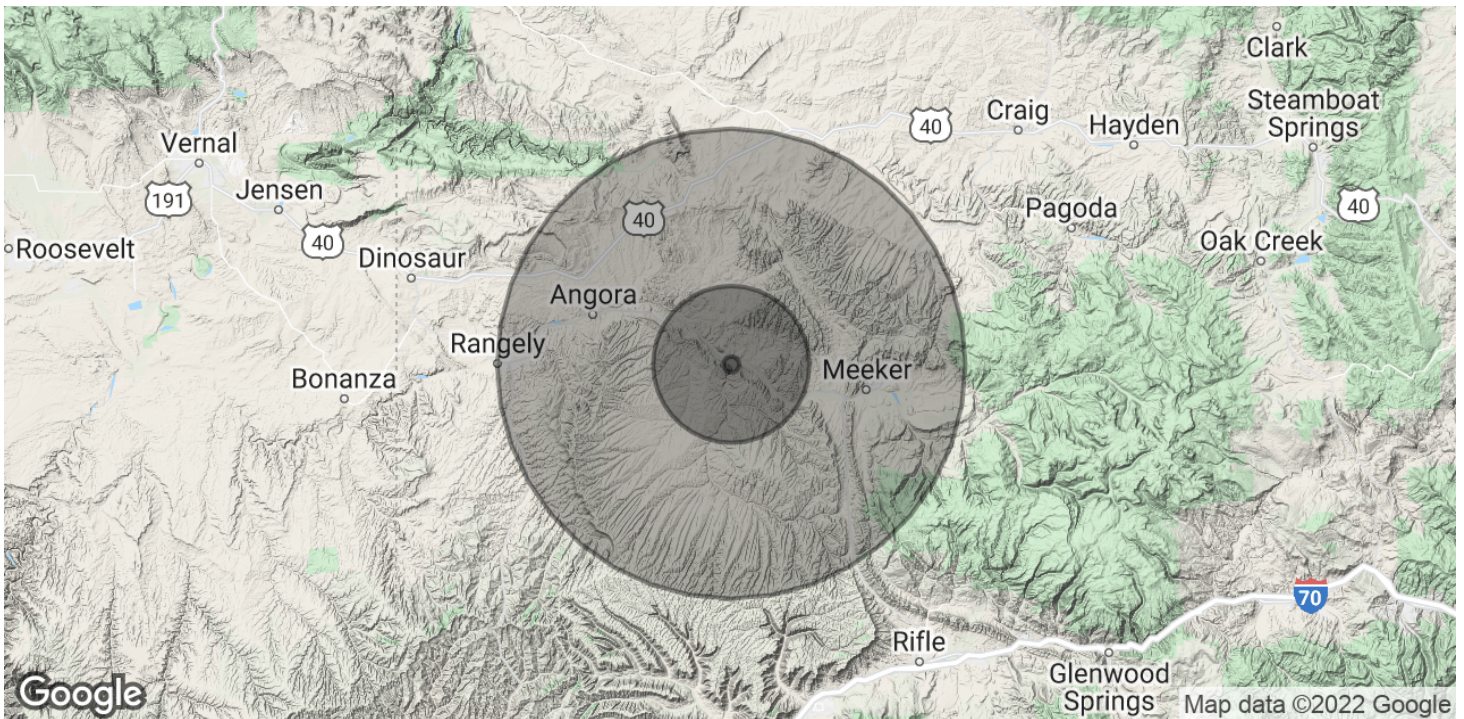


**COLDWELL BANKER
COMMERCIAL**

SALE

MEEKER - MULTI PURPOSE RECREATIONAL, INDUSTRIAL, OR COMMERCIAL PROPERTY

41009 County Road 5 Meeker , CO 81641



POPULATION	1 MILE	10 MILES	30 MILES
Total Population	5	627	4,431
Average Age	45.8	37.4	38.8
Average Age (Male)	48.4	37.5	38.2
Average Age (Female)	45.3	38.5	40.1

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total Households	2	252	1,786
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$89,077	\$67,781	\$67,007
Average House Value	\$352,339	\$262,851	\$282,813

* Demographic data derived from 2010 US Census

Becca Posner
970 424 2281
becca@posner.properties

Tim Whitney
970 243 7375
twhitney@cbcprimeproperties.com

