

# PERFECT *PROXIMITY*



One-of-a-Kind, Slope-side  
Residential Development  
Opportunity Steps from  
Beaver Creek Village

185 ELK TRACK ROAD



## 185 Elk Track Road

*Exclusive For Sale by Owner Slope-side Development Opportunity Steps from Beaver Creek Village — Offered at \$10,000,000 — Available Now*

*Follow the soothing sounds of Beaver Creek Resort's namesake creek approximately one-third of a mile south of Beaver Creek Village, just past Village Walk enclave to the Beaver Creek Fire Station. This is the coveted location of your next resort development—185 Elk Track Road.*

Nestled discreetly between the creek and Dally ski run, this pristine slope-side property in the exclusive Elk Track neighborhood is minutes from the base of one of North America's top ski resorts. Steps from Beaver Creek Village, surrounded by wild mountain roses, towering evergreens and elegant white aspen, this unique location borders rugged forest service land for ultimate privacy in resort living.

Presented by the **Beaver Creek Metropolitan District**, this exceptional development opportunity is available due to a planned relocation of Beaver Creek Fire Station. *For sale by owner without real estate broker representation for \$10,000,000.*



### Resort Amenities

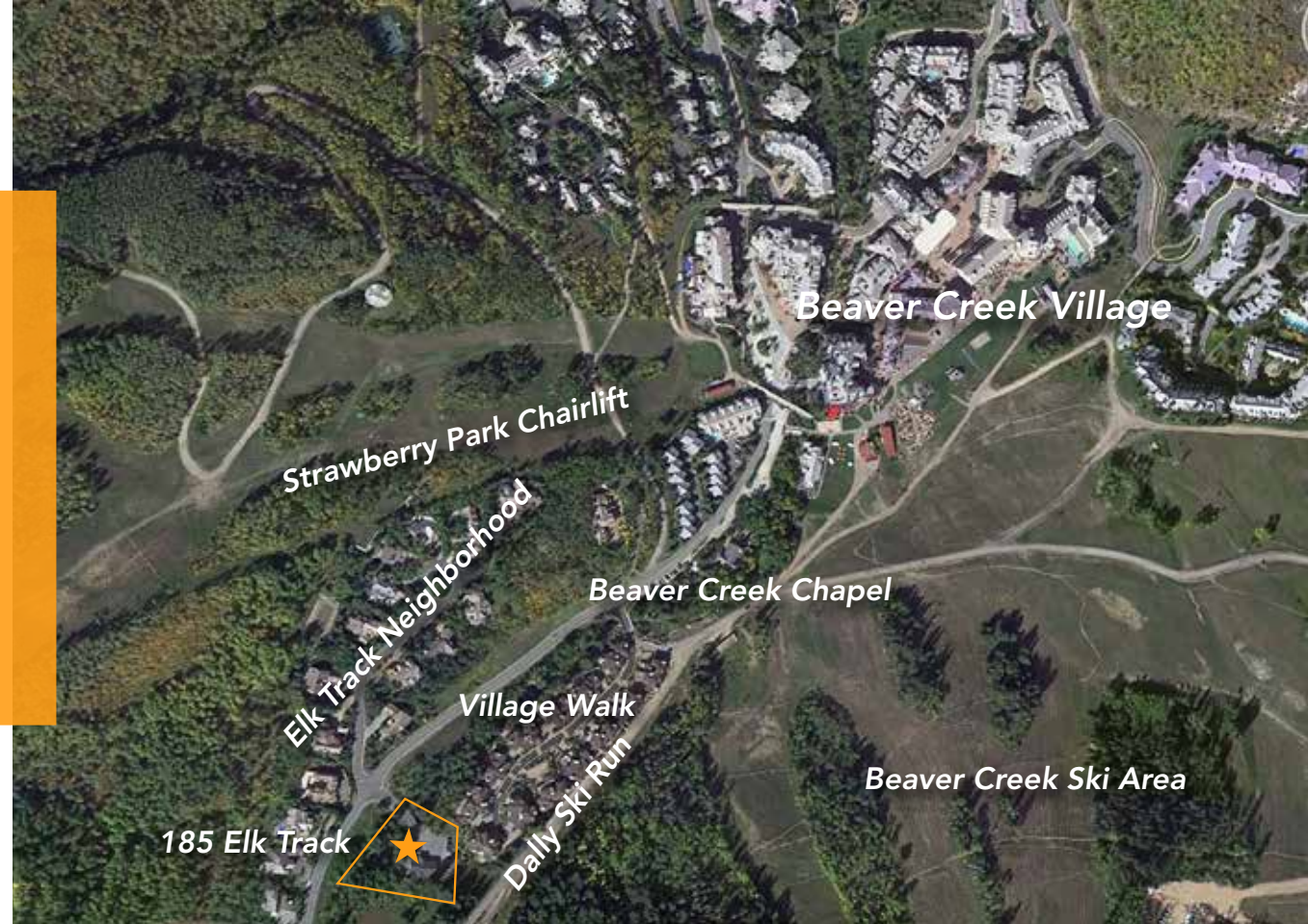
- >> Slope-side access to the internationally renowned, family friendly Beaver Creek Resort including Bachelor Gulch and Arrowhead Villages totaling 1,832 ski-able acres
- >> Home of FIS World Skiing Championships in 1989, 1999 and 2015
- >> Walking distance to Beaver Creek Village, including Vilar Center for Performing Arts, Beaver Creek Chapel, year-round outdoor ice rink, and a variety of dining, shopping and entertainment options
- >> Beaver Creek Golf Course, designed by Robert Trent Jones, Jr.; access to this award-winning course is reserved for residents and resort guests only
- >> Year-round calendar of events scheduled and operated by resort management
- >> Beaver Creek Club Charter and Gold membership opportunities





## Development Details

- >> Lot size: .642 acres/27,984 square feet
- >> Approved Eagle County PUD entitlements for development already in place for up to six units including townhouses, duplexes or single-family
- >> Land use designation of Resort Commercial I
- >> No limit on floor area
- >> Relatively flat development site
- >> Building heights allowable up to 35 feet
- >> Architectural control is subject to Beaver Creek Design Guidelines and Design Review Board



## Location Information

- >> Approximately 1,830 feet south of the Centennial Station ski area entrance and Centennial Express chairlift (six minute walk)
- >> Adjacent properties include the immensely successful Village Walk community to the north, Elk Track neighborhood to the west, Beaver Creek ski area to the east, and forest service land to the south
- >> Views of Strawberry Park Express chairlift to the northwest and Beaver Creek ski area to the southeast



Contact Dominic Mauriello for more information: (970) 376-3318 | [dominic@mpgvail.com](mailto:dominic@mpgvail.com)



## Additional Information

- >> Parcel number: 2105-244-01-013
- >> Account number: R011939
- >> Legal address: Lot 1, Tract M, Beaver Creek Subdivision Filing 4
- >> Utilities: water and sewer by UERWA, gas by Xcel Energy, electric by Holy Cross
- >> Ski-in/ski-out access via the Dally trail is subject to agreement with one of the adjacent properties
- >> Adjacent land to the south and east of the property is owned by the U.S. Forest Service and operated by Vail Resorts as Beaver Creek Ski Resort
- >> Development may commence once the current fire station has moved to a new location south of the property on Elk Track Road

*This property is being offered by the Beaver Creek Metropolitan District. No broker or real estate professional is acting on behalf of the District or entitled to a commission. Information on the property may be obtained directly from:*

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*The information, materials and images presented hereon are preliminary, conceptual and may not be to scale. These materials should not be relied upon as a basis for purchasing. Buyer shall be responsible for conducting independent analysis and research regarding the ability to develop the subject property.*