



Stake your Claim in **SILVERTON, COLORADO**



Development opportunity in the
last wild west mountain town

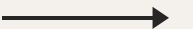




A LOVE FOR THE SAN JUANS

Logan Austin is the exclusive Broker and a Principal of Mineral Creek Homes, Inc. which has spearheaded this project in Silverton, CO that stands to be the largest development in San Juan County. He's helped facilitate the team's work at every step, from land acquisition, CDPHE/VCUP site clean up, entitlements and rezoning, and infrastructure planning to create ready-to-build lots. The goal is to align this development with the community's vision for growth that is highlighted in the recently adopted Compass Master Plan, and to maximize the region's potential while creating housing opportunities for the sustainable growth of this beautiful community.

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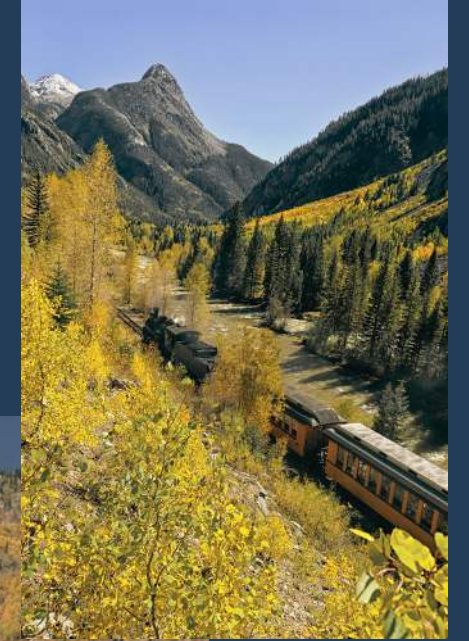


EXECUTIVE SUMMARY

Located in the heart of the San Juan mountains this newly constructed neighborhood sets a new standard for development in Silverton and is the largest expansion of residential lots in town. The 3 block area is now zoned R-2 multi-family which provides a plethora of building options including single family, duplex, triplex, quads and apartment buildings. This is a great opportunity for those looking to fill the massive need for housing in Silverton. With brand new infrastructure throughout, the development will be fully completed with buried utilities preserving sight line corridors along with high speed fiber internet connections for each property, both of which are rare for Silverton and unique design offerings. All this will be topped with fresh roads, alleys and sidewalks making all of these lots shovel ready. This neighborhood is the answer Silverton needs to address the significant lack of inventory which has made it extremely difficult to find that perfect spot to plant roots in this wonderful place.

PROPERTY DETAILS

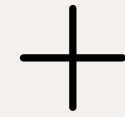
- + 3 City Blocks | Block 86 | Block 87 | Block 88
- + 54 total lots
- + Individual Lot size is 25'x100' | 2,500 SqFt
- + Zoning R-2 Multifamily
- + Zoning Standards | 2 lots 50'x100' as Single Sale
- + Purchase entire block | half block or multiple lots to build at scale





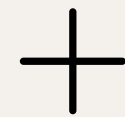


PROJECT TIMELINE



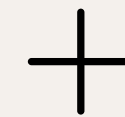
2022 SUMMER, CDPHE/VCUP

Working in concert with our team at MSK Engineers and in accordance with the CDPHE's VCUP process, we successfully mitigated all environmental concerns related to Silverton's mining history. The entire site received a No Further Action Determination letter from the CDPHE formalizing the completion of this phase of the project.



2022 FALL, R-2 MULIFAMILY REZONING

Our team was successful in our application for a rezone of the entire property and were approved for R-2 Multifamily zoning. This was a critical step in the revisioning of the underutilized section of town and allows the highest level of density to be developed throughout the site.



2023 SUMMER, INFRASTRUCTURE

MSK Engineers and TRC Construction implemented our infrastructure development plan and installed all required utilities, including water mains, sewer mains, fiber optic cable conduit and electrical conduit along with fresh roads and alleys which will have final grading completed spring of 2024.







Silverton

73

74

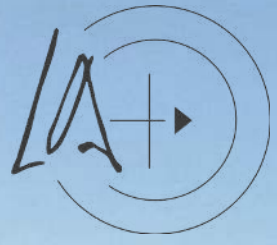
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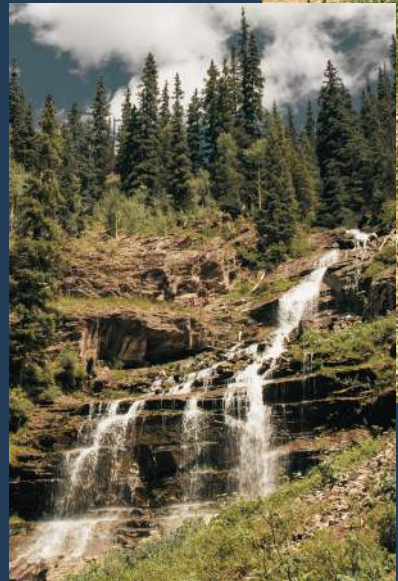
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Silverton



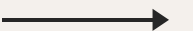


SINGLE FAMILY CONCEPT

Currently the most common type of housing in Silverton, single family homes are amongst the various types of housing allowed as a use by right in R-2 zoning. In accordance with zoning standards each single family home shall be built on a minimum of two 25'x100' lots. The single family concept can be scaled further by building a detached ADU to allow for rental income or extra space for guests, an increasingly popular option in mountain communities like Silverton.

REQUIREMENTS

- + Minimum Lot Area: 5,000 SqFt
- + Minimum Lot Width: 50 feet
- + Maximum Height: 30 feet
- + Minimum Floor Area: 750 SqFt
- + Minimum Setbacks of Unit:
 - + Front: 7 Feet
 - + Side: 7 Feet
 - + Rear: 5 Feet



MULTIFAMILY

With a very limited supply of multifamily units in Silverton, this is the most viable option to build at scale and is also a use by right in R-2 zoning. The options for multiple unit types vary from Duplexes, Triplexes or even Quadplexes. As seen in the Compass Mater Plan, cottage clusters and other multi unit design concepts can be implemented as well by purchasing multiple lots to achieve the highest density possible while preserving the aesthetic and quality of life found in this mountain community.

REQUIREMENTS

- + Minimum Lot area per multifamily dwelling unit: 1,250 SqFt
- + Minimum Lot Width: 50 Feet
- + Maximum Height: 30 Feet
- + Minimum Floor Area: 500 SqFt per unit
- + Minimum Setbacks of Unit:
 - + Front: 7 Feet
 - + Side: 7 Feet
 - + Rear: 5 Feet





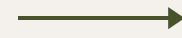
APARTMENT CONCEPT

In addition to the limited supply of multifamily detached units in Silverton, there is only one high density apartment style building in town which is consistently at 100% occupancy. The lack of rental inventory available contributes to the ongoing challenge of housing full time and seasonal residents for employment in Silverton. The R-2 zoning allows for apartment buildings as a use by right making this a prime location for a rental focused investment opportunity such as a multi-story apartment building. As seen in the Compass Master Plan, apartments are identified as a key build type that the community would benefit from to satisfy its housing needs.





WHY SILVERTON?



Perched at 9,318 feet in the heart of the beautiful San Juan Mountains, Silverton is an idyllic mountain town that is transforming from a historic mining town to Colorado's nexus of outdoor adventure. A combination of small town living with an exceptional quality of life make this one of a kind place the ultimate destination to call home.

Entrepreneurship is alive and well in Silverton with various economic sectors thriving, in addition to the amazing four-season recreation, there are multiple light manufacturing companies, fine art, retail, restaurants, and a vibrant construction industry. A unique contrast to this remote mountain location is the availability of fiber optic internet making it an increasingly attractive and viable place for entrepreneurs, start-ups and remote workers to call home and grow their business.



Bloomberg

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PursuitsTravel

In Colorado, a Tiny Ski Town Faces a Big Future With New Owners

The acquisition of Silverton Mountain Ski Area by adventure travel operator Heli stands to make a huge destination out of a very tiny town.

Today's Digital Newspaper
The Gazette

The Gazette

Pulitzer Prize Winner / Est. 1872

Colorado News Sports Opinion Colorado Life A&E / Things To Do US & World Obits Classifieds Real Estate Photo/Video About

'World-class' trail system breaks ground in Colorado's San Juan Mountains

Seth Boster seth.boster@gazette.com Aug 11, 2023 Updated Aug 19, 2023

TRAVEL+LEISURE TRIP IDEAS DESTINATIONS WORLD'S BEST TIPS + PLANNING CRUISES BLACK FRIDAY ABOUT US

TRIP IDEAS

This Colorado Mountain Town Has Year-round Outdoor Adventures Accessible Via Scenic Heritage Railroad

Locals share where to stay, shop, and play in Silverton, Colorado.

By [Evie Carrick](#) | Published on August 6, 2023



*See Appendix
+ Press Links



LOCATION & AREA STATS

Sitting under the tall peaks of the San Juan Mountains, Silverton is located in southwestern Colorado just 48 miles from Durango. The ideal location offers access to the various mountains, rivers and deserts of the Four Corners region and is served by two regional airports that are equidistant from town. Durango-La Plata airport is 62.7 miles south and Montrose Regional Airport is 62.1 miles north, with both offering direct flights to large metropolitan areas including Atlanta, Austin, Chicago, Denver, Dallas, Houston, Los Angeles, New York, Phoenix & San Francisco.

OTHER STATS

- + Population 705 | 36% of Residents are Aged 20-49
- + Average Annual Snowfall 152"
- + Average Days of Sunshine. 250
- + 12 of Colorado's 54 peaks above 14,000ft
- + Home to Silverton Mountain, recently acquired by Heil

*See Appendix

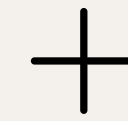
+ Community Links





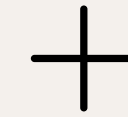
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RURAL ADVANTAGE



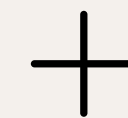
OUTDOOR RECREATION

In Silverton, access to the great outdoors is literally at one's doorstep. San Juan County encompasses 389 square miles, approximately 89% of which is public land managed by the United States Forest Service and Bureau of Land Management. The county has the highest mean elevation of any county in the U.S. at 11,240 feet.



COMMUNITY VISION

As Silverton continues to transform into Colorado's premier outdoor recreation hub, the community is focused on sustainable growth and its vision for the future as demonstrated in the Compass Master Plan, Kendall Mtn. Recreation Area Master Plan & the Baker's Park Trail System Concept Plan. These are in addition to the economic programs the town has in place; Community Development Action Plan, Governor's Rural Economic Blueprint and the various economic incentives offered by the Colorado Office for Economic Development & International Trade.



OPPORTUNITY ZONE

All of San Juan County has been designated as a federal Opportunity Zone in addition to the county having numerous other tax incentives and designations. Silverton's mountain lifestyle is bolstered by excellent broadband internet making it an attractive option for entrepreneurs and investors keen on growing Colorado's rural communities.



*APPENDIX

COMMUNITY LINKS

- + [Silverton Compass Master Plan](#)
- + [San Juan Development Association Prospectus](#)
- + [Region 9 Comprehensive Economic Development Strategy](#)

PRESS LINKS

- + [Bloomberg News, Silverton Mountain Ski Area in Colorado Acquired by Heli Life](#)
- + [Denver Gazette, World Class Trail System Breaks Ground in Colorado's San Juan Mountains](#)
- + [Travel and Leisure, Guide to Silverton Colorado](#)
- + [Outside Magazine, The Enduring Allure of the Hardrock 100](#)

