



# Available Properties in Gypsum, CO

See back panel for details on each property marked with a star and number (#1-12) on the map below.







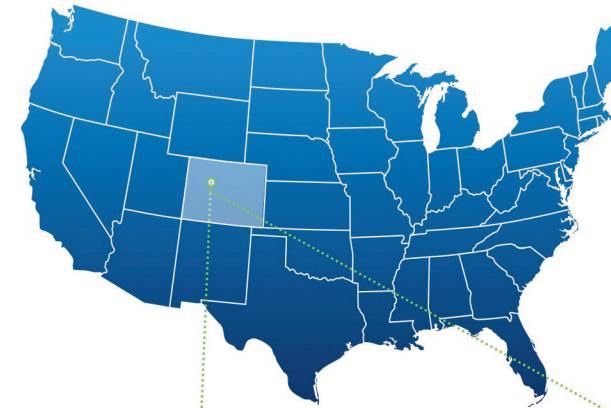
# 2024 Town of Gypsum Community Profile

## Available Gypsum Properties Detail

| #  | Zoning                   | Lot Size (Acres)                 | Address                                    | Description  |
|----|--------------------------|----------------------------------|--|--|
| 1  | Interstate Commercial    | .463                             | 0460 Trail Gulch Rd.                       | Vacant; Town-owned and seeking proposals for development   |
| 2  | Interstate Commercial    | 1.43                             | 0480 Trail Gulch Rd.                       | Vacant land; long-term lease available   |
| 3  | Planned Unit Development | 2.113<br>9.355                   | 11150 Hwy 6                                | Vacant; in preliminary approval process; mixed use commercial/residential project; pad sites or multi-tenant bldgs |
| 4  | Commercial Professional  | 1.16                             | 0050 Airpark Dr.                           | Vacant; purchase opportunity   |
| 5  | Commercial Professional  | 1.028<br>1.684                   | 0041 and 0051 Airpark Dr.                  | Vacant; two adjacent lots; purchase separately or together   |
| 6  | Commercial Professional  | 1.869                            | 0260 Cooley Mesa Rd.                       | Vacant; potential build to suit multi-tenant project   |
| 7  | Commercial Professional  | 3.088<br>2.253<br>2.238<br>2.252 | 0205, 0215, 0235, and 0275 Cooley Mesa Rd. | Vacant; four adjacent lots; purchase separately or together  |
| 8  | Commercial Professional  | .758                             | 0100 Cooley Mesa Rd.                       | Vacant; purchase or build to suit  |
| 9  | Commercial Professional  | 1.186<br>1.284<br>1.439          | 0135, 0165, and 0215 Lindbergh Dr.         | Vacant; three adjacent lots; purchase separately or together   |
| 10 | Commercial Professional  | 1.433<br>1.286                   | 0310 and 0350 McGregor Dr.                 | Vacant; two adjacent lots; purchase separately or together   |
| 11 | Commercial Professional  | 1.542                            | 0255 Lindbergh Dr.                         | Vacant; Town-owned purchase opportunity  |
| 12 | Commercial Professional  | 1.39                             | 0305 Lindbergh Dr.                         | Vacant; purchase   |



Gypsum Economic Development Info



MAP OF GYPSUM



## TOWN OF GYPSUM, COLORADO

Located in the heart of Colorado's acclaimed resort region, near the world-class mountain resorts of Vail and Beaver Creek, Gypsum offers business and retail partners high quality infrastructure, a robust water portfolio, and strong leadership that supports business and recreational development opportunities that benefit our residents and their families.

[TownOfGypsum.com](http://TownOfGypsum.com) |



LOCAL AIRPORTS

## LOCATION

The Town of Gypsum is located in Eagle County, along Colorado's primary east-west transportation route (I-70) and is home to Eagle County Regional Airport, Signature Aviation and some of the most competitively priced commercial and residential property available in the Vail Valley. The community operates as a major commercial and transportation hub serving the needs of the entire resort region.

## REGIONAL TRAVEL TIMES

59-MINUTE MEDIAN DRIVE-TIME TO TEN LOCAL SKI RESORTS

- Vail Mountain
- Beaver Creek
- Steamboat Ski Resort
- Sunlight Mountain Resort
- Breckenridge Ski Resort
- Copper Mountain
- Aspen Snowmass
- Buttermilk Ski Area
- Aspen Highlands Ski Resort
- Aspen Mountain Ski Resort