

— ONE OF ONE

EXCLUSIVE OFFERING · EDWARDS, COLORADO

The Stone Yard

The Vail Valley's Only Industrial Yard · One of One

\$4,650,000 · AS-IS · OFFERS REVIEWED AS RECEIVED

There are assets with no comp – because there is exactly one. The Stone Yard is the Vail Valley's only stabilized industrial outdoor storage yard: fully occupied working ground on the corridor every trade in the valley drives twice a day, one parcel from a \$175 million development and bordered by open space that can never be built.

Scarcity is not a marketing claim here. It is the zoning map.

100%

LEASED

Zero

DEPARTURES IN 5+ YEARS

\$274,440

ANNUAL GROSS

The valley that cannot stage itself.

The Vail Valley builds and maintains some of the highest-value resort real estate in North America. Resort and open-space zoning left almost nowhere for the trades who do that work to park, stage, and store.

DEMAND

Structural, not cyclical.

Every build, remodel, and maintenance contract in the valley needs ground for equipment and materials — in every season, in every cycle.

SUPPLY

Fixed at one.

No industrial outdoor storage pipeline exists on this corridor, and the zoning map offers no path to create one. The Stone Yard is the inventory.

POSITION

The center of gravity.

Edwards sits mid-valley on US-6, the working corridor every trade drives between Vail, Beaver Creek, and the down-valley workforce.

When demand is structural and supply is zero, the yard is the market.



PARCEL BOUNDARY ILLUSTRATIVE · US HIGHWAY 6 FRONTAGE

50,527 SF of working ground.

Flat, fenced, graded and income-producing — with direct CDOT-permitted access to US Highway 6.

ADDRESS

33885 US Highway 6, Edwards, CO 81632

SITE AREA

50,527 SF · 1.16 acres

LEGAL

Lot 1, Block 1, JLT Valley Subdivision

ZONING

Commercial General (CG) — the county's broadest commercial district

ENGINEERING

Sealed civil & structural plan set (2024) — first-phase 8,995 SF building fully designed; site envelope supports substantially more (see The Envelope)

ENTITLEMENT

Approved 2022 subdivision

ACCESS

Two CDOT access points on US-6

ADJACENCY

Eagle River Preserve — open space, forever

PARCEL

R015475

THE STONE YARD · EDWARDS, COLORADO · ONE OF ONE

Diligence, **done.**

The record a buyer usually spends months assembling – recorded, sealed, certified, and waiting in the vault.

RECORDED PLAT

JLT Valley LLC Subdivision, Eagle County 2022 (SMA-9185-2021) · Lot 1, Block 1

SURVEY

2025 official site survey, Foresight West · boundary & monumentation complete

ZONING

Commercial General (CG) · confirmed by Resolution 2022-037

ENGINEERING

Sealed civil & structural plan set (7/2024) · first-phase 8,995 SF building fully designed · envelope supports 40,000–55,000+ SF illustrative

INCOME

Certified rent roll · 14 tenants · \$274,440 annual gross · month-to-month

Months of a buyer's diligence timeline – already complete.



THE YARD · LOOKING NORTH ACROSS US-6



PARCEL PLAN · TOP-DOWN



THE PRESERVE FRAME · OPEN SPACE BEYOND

\$274,440

ANNUAL GROSS INCOME · IN PLACE

FOURTEEN TENANCIES BY TRADE



Fourteen individual commitments. No single tenancy carries the yard.

**Zero tenant
departures
in more than
five years.**

*Month-to-month by design.
Permanent by choice.*

Demand for yard space in the valley is structural: the trades that build and maintain Vail and Beaver Creek have exactly one place to stage. Occupancy has held at 100% without a lease longer than a month.

Flexibility is the feature.

Every tenancy is month-to-month. That single fact underwrites two different acquisitions at once.

FOR THE INVESTOR

Continuous mark-to-market.

No stale leases, no below-market drag, no waiting for rollover. Every rate on the yard can re-price to the market every thirty days — in a submarket where the supply of competing yards is fixed at zero. Income that behaves like an index on Vail Valley construction activity.

FOR THE DEVELOPER

Vacant possession on your schedule.

No buyouts. No holdouts. No lease encumbrances between you and a shovel. The yard produces \$274,440 of gross income while you entitle — the site funds its own pre-development, then clears in thirty days when you are ready to build.

275 residences.
~230,000 SF.
\$175 million. Under
construction now on
this corridor.

One parcel to the east, East West Partners and BCDC are building the largest residential project in Edwards' history — 428 structured parking spaces, first residents late 2027. Its residents, retail and trades arrive at The Stone Yard's fence line.

●
GROUNDBREAK
July 2025

●
VERTICAL
2026–2027

●
FIRST RESIDENTS
December 2027

●
COMPLETE
March 2028

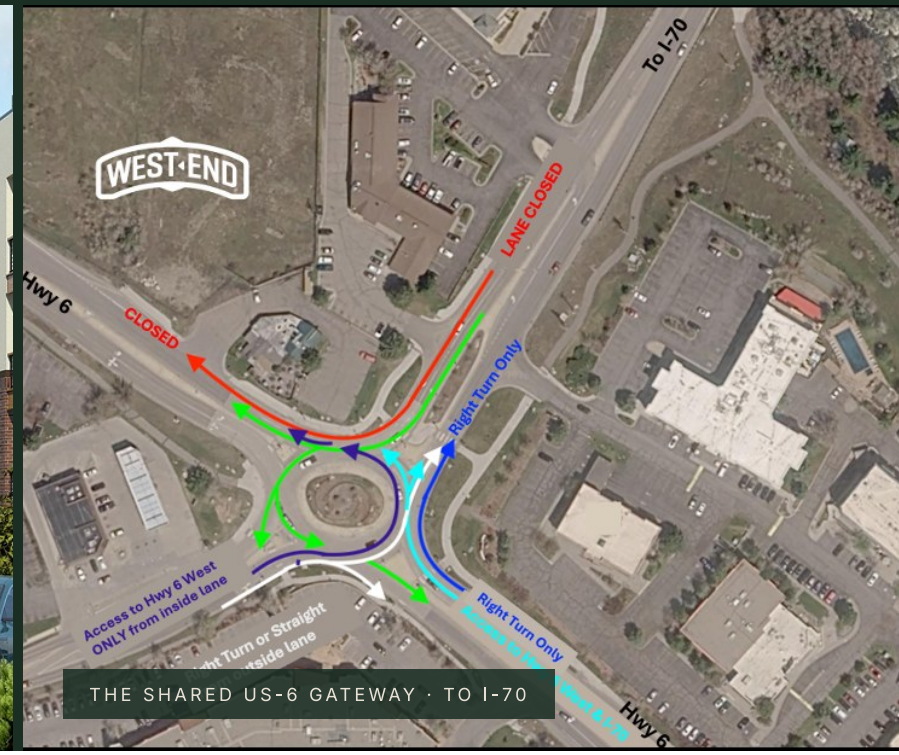


THE STONE YARD · WEST END EARTHWORK AT UPPER RIGHT

ONE FENCE LINE APART

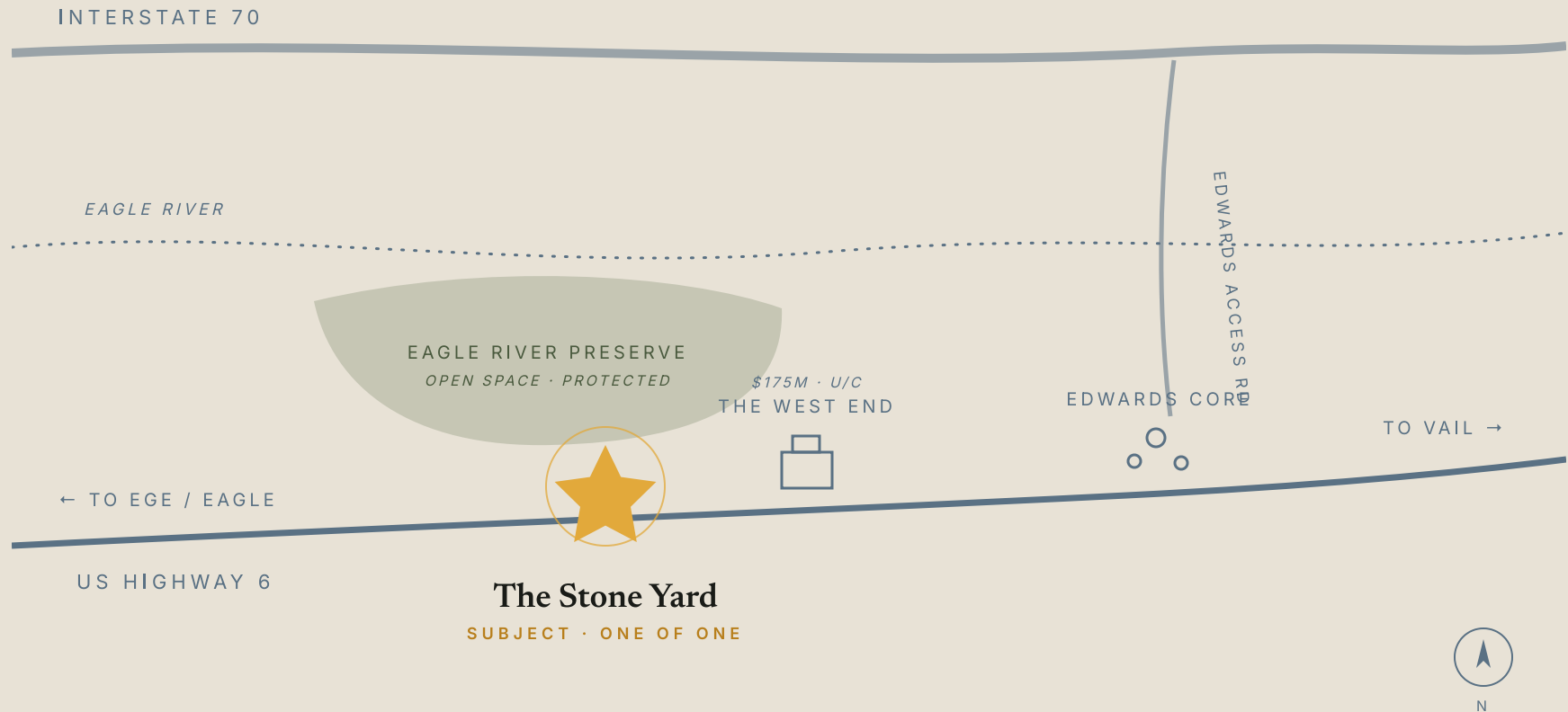


THE WEST END · 275 RESIDENCES · DEVELOPER RENDERING



THE SHARED US-6 GATEWAY · TO I-70

Twelve minutes from Vail. Zero competitors in between.

**12** MIN

VAIL

8 MIN

BEAVER CREEK

25 MIN

EGE AIRPORT

3 MIN

I-70 INTERCHANGE

Zoned commercial. All of it, by right.

Commercial General (CG) — Eagle County’s broadest commercial district. Uses across all seven of the county’s commercial categories are permitted by right — no hearings, no rezoning, no conditions to negotiate.

BY RIGHT, TODAY

ECLUR §3-220.B · CG

RETAIL & CONVENIENCE

- General retail sales
- Convenience & retail fuel
- Plant nursery / garden sales

RESTAURANT & HOSPITALITY

- Restaurant / food service
- Food-truck & outdoor vending (in place today)

PERSONAL SERVICE & OFFICE

- Professional & business offices
- Personal services · studio · fitness
- Medical / veterinary clinic

SERVICE-COMMERCIAL & AUTO

- Vehicle wash · EV fast-charging
- Vehicle service, repair, sales & rental
- Fleet & contractor operations (in place today)

INDUSTRIAL & WHOLESALE

- Light fabrication & workshop
- Warehouse, storage & wholesale
- Yard-based operations (in place today)

RECREATION & ASSEMBLY

- Indoor recreation / theater — site condition already satisfied (2022 subdivision)

WHAT THE ZONING CARRIES — ILLUSTRATIVE

Garage-condominium program

Luxury motor storage & club

EV charging & mobility

campus

On the I-70 / US-6 corridor

Indoor recreation / event venue

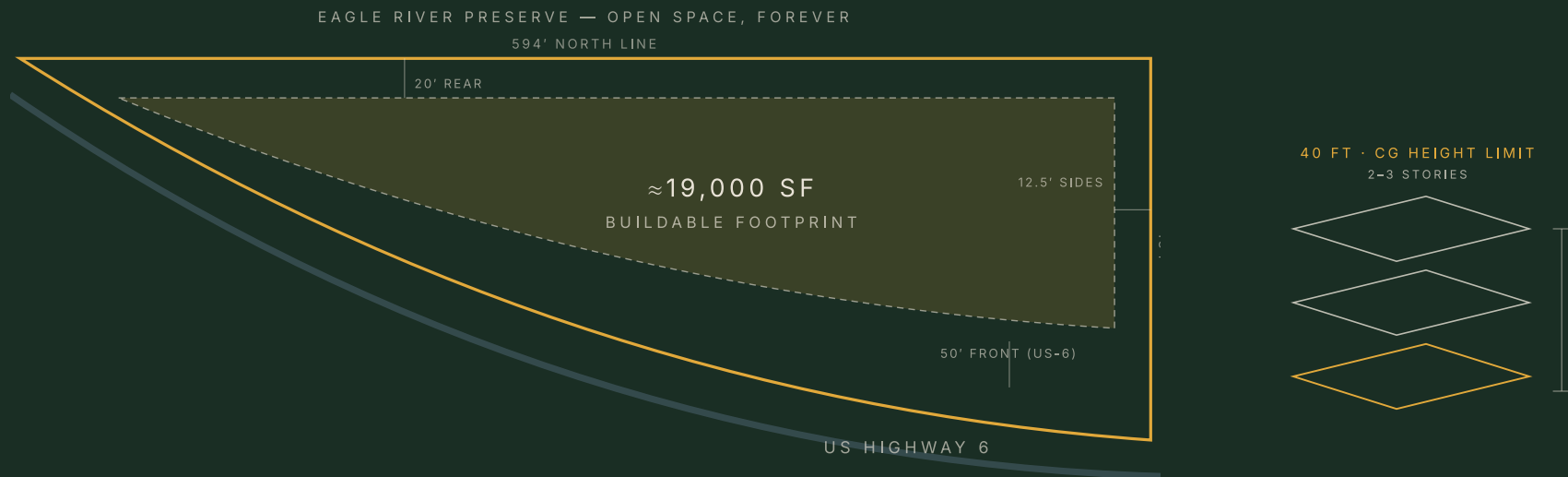
Fronting the Eagle River Preserve

Continued yield

100% leased · mark-to-market

The approved 2022 subdivision satisfies the site-specific condition for larger-format by-right uses — an entitlement step most raw commercial land still has ahead of it.

One building is engineered. **Up to 55,000 SF** is the canvas.



PLAN VIEW · DERIVED FROM RECORDED SURVEY · ILLUSTRATIVE, NOT TO SCALE

≈19,000 SF

MAX FOOTPRINT WITHIN SETBACKS

40 FT

MAX HEIGHT · ECLUR TABLE 3-340

40,000–55,000+
SF

ILLUSTRATIVE MULTI-STORY PROGRAM

The sealed 2024 plan set — an 8,995 SF building with full surface parking — is one engineered configuration. It is the floor of what this ground carries, not the ceiling.

ILLUSTRATIVE CAPACITY STUDY DERIVED FROM RECORDED SURVEY GEOMETRY AND COMMERCIAL GENERAL DIMENSIONAL STANDARDS (50' FRONT, 12.5' SIDE, 20' REAR SETBACKS; 40 FT HEIGHT). ACHIEVABLE PROGRAM IS USE- AND PARKING-DEPENDENT AND SUBJECT TO ALL APPLICABLE REGULATIONS. BUYER TO VERIFY WITH EAGLE COUNTY COMMUNITY DEVELOPMENT.

You cannot build this again.

The honest cost of replicating what already exists at 33885 US Highway 6.

	TO REPLICATE	TO OWN THE ORIGINAL
LAND	Find CG-zoned corridor ground — none is marketed	Secured at contract
ENTITLEMENT	Years of process, uncertain outcome	Complete — approved 2022 subdivision
HIGHWAY ACCESS	CDOT application, engineering, review	Two US-6 access points in place
INCOME	Years away, lease-up risk	\$274,440 gross from day one
TIMELINE	Unknowable	Thirty days

The next buyer does not get a second one. There isn't one.

As-is. As fast as you can move.

First-come, first-served — demand is high and offers are under review now. The seller may accept a qualifying offer at any time.

OFFERING PRICE	\$4,650,000 · as-is, where-is
DILIGENCE VAULT	Access within 24 hours of executed confidentiality agreement
INSPECTION	10-day inspection period
CLOSING	30-day close available
OFFER REVIEW	First-come, first-served — offers under review now

1

CA

Execute the
confidentiality agreement



2

VAULT

Diligence materials within
24 hours



3

OFFER

Reviewed first-come,
first-served upon receipt



4

CLOSE

10-day inspection · 30-
day close

FOR SALE

33885 US Highway 6, Edwards, CO 81632

The Stone Yard

THE GATEWAY TO THE VAIL MARKET

SITE AREA

APPROX. 1.2 ACRES

CURRENT ZONING

GENERAL COMMERCIAL ZONED
CURRENTLY

OFFERED AT

\$4,650,000

FUTURE POSITIONING

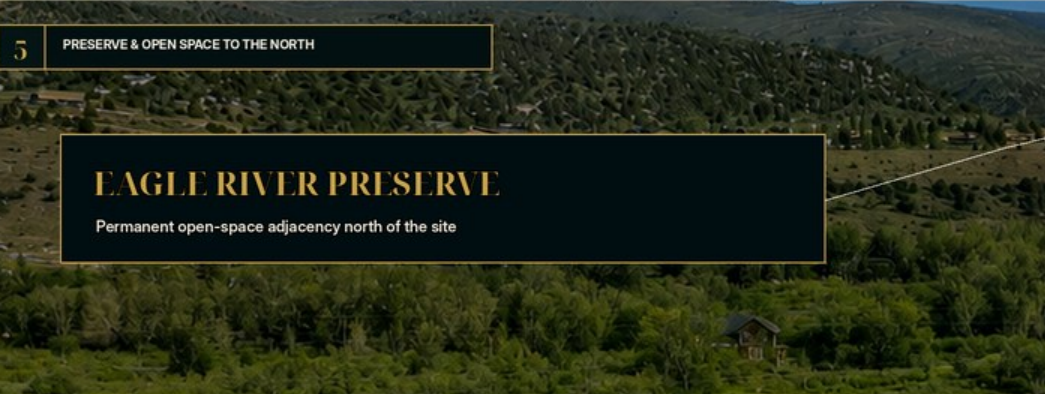
POTENTIAL FUTURE MIXED
MULTIFAMILY COMMERCIAL

ADJACENT CATALYST

\$175M WEST END PROJECT
NEXT DOOR

ACCESS

TWO ACCESS POINTS ON US-6



PRIME HIGHWAY 6 FRONTAGE

GATEWAY TO THE VAIL VALLEY

RARE DEVELOPMENT OPPORTUNITY

THE STONE YARD · 33885 US HIGHWAY 6 · EDWARDS, COLORADO

One of One.

INQUIRIES & CONFIDENTIALITY AGREEMENT

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This offering is subject to a confidentiality agreement; certain information is available only to qualified parties.

Information contained herein has been obtained from sources deemed reliable but is not guaranteed by the seller or its representatives, and is subject to change, error, omission, prior sale, or withdrawal without notice. Buyer to independently verify all information, including but not limited to zoning, entitlements, site area, income, and adjacent development scope and timing. This material does not constitute an offer to sell where prohibited. Aerial imagery may include renderings and illustrative overlays; parcel boundary lines are approximate, and images are not drawn to scale.