



FOR SALE

Perins Peak Ranch

Executive Summary

Greg Fryback and The Wells Group are proud to offer for sale the 400+- acres now known as the Perins Peak Ranch.

The city comprehensive plan indicates low density residential (1 to 4.99 units per acre), for the "Central Parcel" containing 141 +- acres = 141 to 700+- potential units. The plan for the West and East Parcels calls for 1 unit per 35 acres.

Theoretically, using an average density of 400 units over the 400 acres give an average density of 1 unit per acres. This equals a raw land price of \$18,750 per unit. The property has one access from US Hwy. 160 where the central utilities are located.

For additional information please contact Greg Fryback at 970-799-1700 and/or see "Featured Ranch Listings" on Greg's website:
www.DurangoColoradoRanches.com.

You Know Us. We Know Durango.

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