



Fall River Hotel

BOUTIQUE HOTEL DEVELOPMENT OPPORTUNITY

1895 Fall River, Estes Park, CO

WELCOME TO THE FALL RIVER HOTEL

A rare, shovel-ready opportunity to develop a 26-unit boutique hotel just minutes from the entrance to Rocky Mountain National Park. All entitlements are complete, including accommodations zoning and approved development plans.

- 26 Units + employee housing
- Spa
- Event Space
- Outdoor Fire Pits
- Land + Fully developed architectural plans

Purchase Price: \$1.75M

Includes Land and Development Plans



PROPERTY OVERVIEW

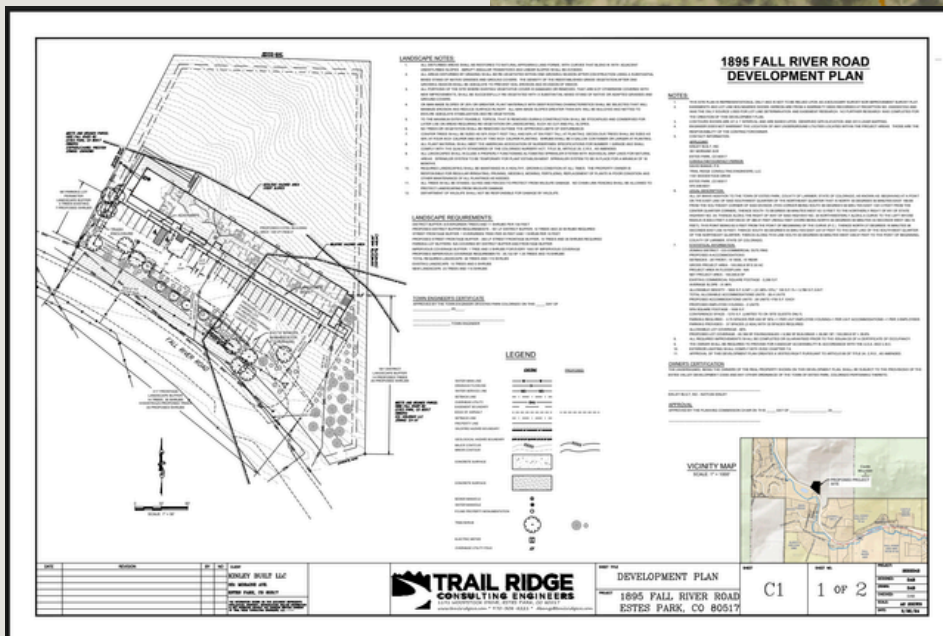
Address: 1895 Fall River Rd, Estes Park CO

Lot Size: 2.29 acres

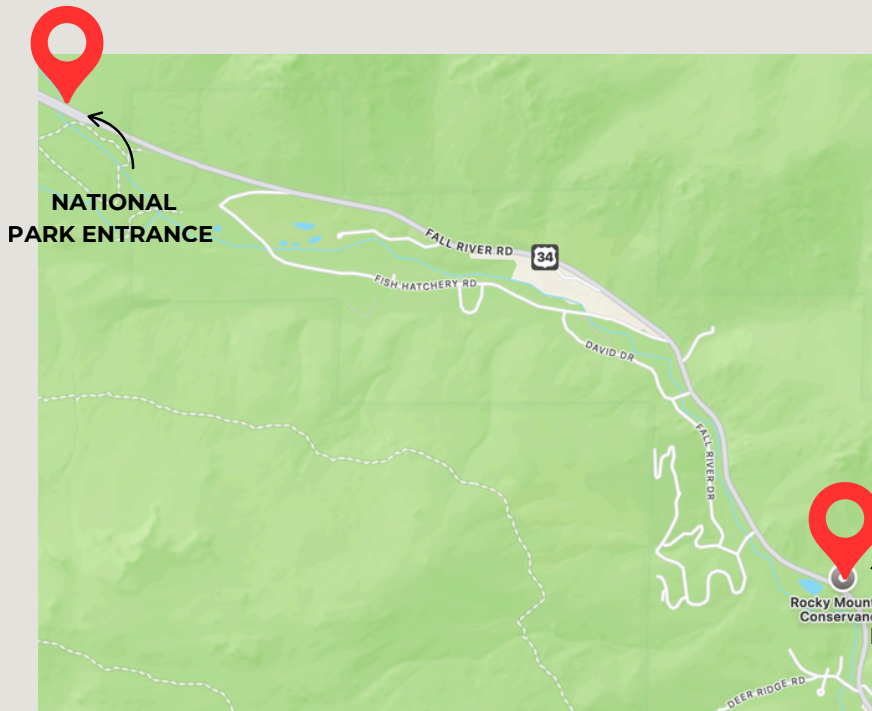
Zoning: A-1 accommodations (just approved!)

Included: Land + fully developed architectural plans

Utilities: Town of Estes Park



LOCATION HIGHLIGHTS



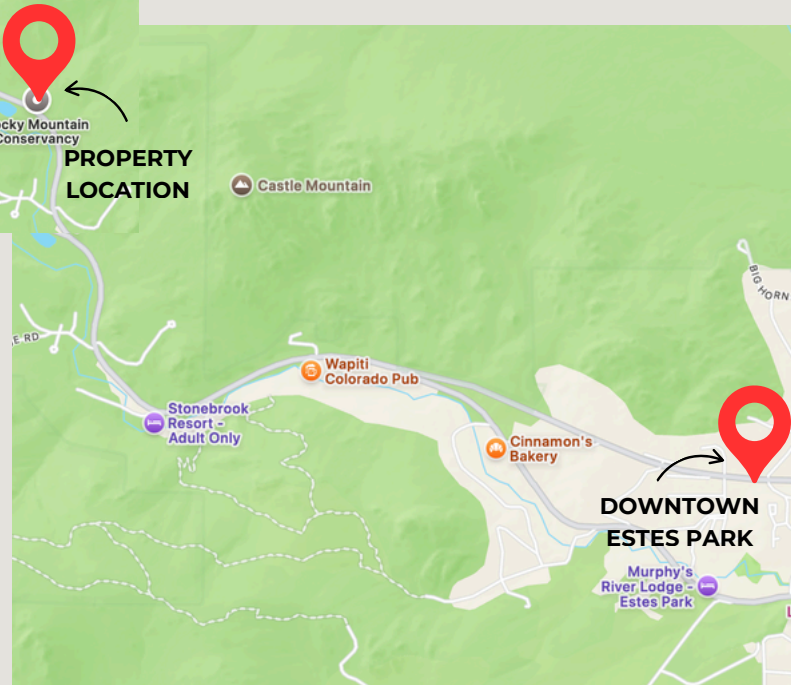
Located along Fall River Rd, Estes Park's Scenic tourism corridor

Over 4 Million Visitors per year

2 Minutes from Rocky Mountain National park Entrance

5 Minutes to downtown Estes Park

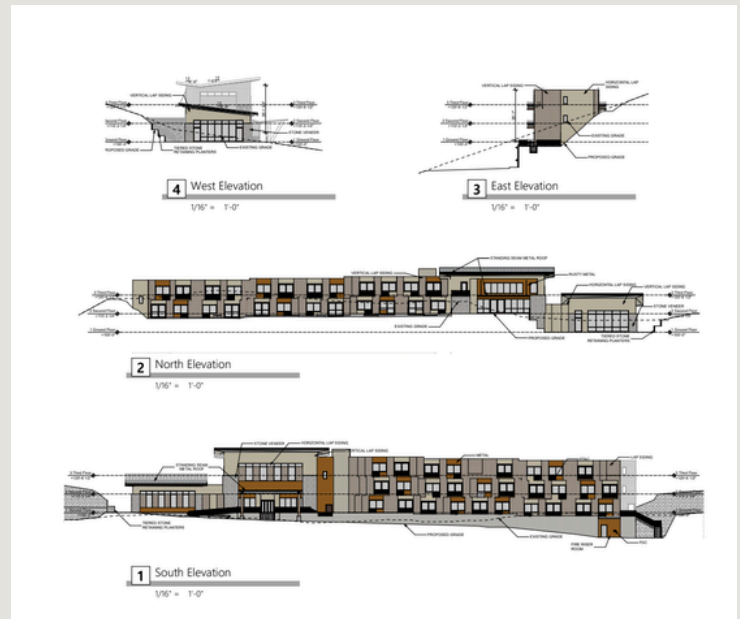
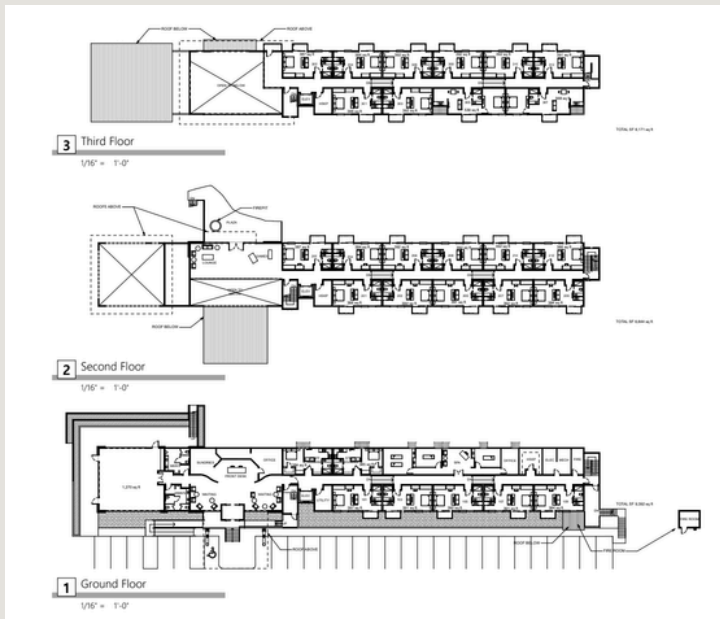
Highly visible and accessible



PROJECT CONCEPT

Designed for today's high-end travelers, the concept blends rustic elegance with wellness amenities and event-based revenue streams.

- 26 boutique units (ideals for couples, small families or solo travelers)
- Onsite spa for guests or local bookings
- Indoor/outdoor event space for weddings, retreats, or corporate groups
- Communal gathering areas with fire pits, patio, and nature views
- High-end finished and architecture tailored to the mountain setting



WHY ESTES PARK

Estes Park is a high-demand, low-inventory hospitality market serving over 4.5 million annual visitors.

- **Gateway to Rocky Mountain National Park**
- **Year-round destination (hiking, wildlife, snowshoeing, festivals)**
- **Underserved by boutique hotel offerings**
- **Strong ADRs (\$300–600/night) and high occupancy**
- **Growing interest in wellness retreats, weddings, and small group travel**





ABOUT KINLEY BUILT

With over 30+ years of experience in high-end mountain construction, Kinley Built specializes in custom commercial designed for life in the Rockies.

Check out our portfolio of luxury homes + commercial buildings in Estes Park, Lyons, and Larimer County

We focus on modern mountain design, energy efficiency, and seamless client experience

Scan QR code to view portfolio book



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