

New owners eye adjacent residential development

GTK

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BUSINESSDEN

The new owners of The Fort restaurant near the town of Morrison are hoping to become part of the town itself.

And they're also eyeing residential development on 50 acres around the restaurant, according to a town notice.

City Street Investors and Revesco Properties, both Denver-based firms, paid \$4.5 million in January for the restaurant, which opened in 1963 and sits on 8 acres. It's known for its adobe architecture and Western cuisine.

The two firms said they were also under contract for an additional 50 adjacent, undeveloped acres, with closing expected in 2027. Revesco CEO Rhys Duggan said in January that the firms were still deciding what to do with the land.

A Thursday meeting indicates they've made at least a tentative decision.

"As a property owner or resident within the Town of Morrison, you are invited to a Community Meeting to learn about a proposed annexation and residential development near The Fort restaurant in Morrison," a town notice reads.

The adjacent land would also be part of the annexation, per the notice.

Duggan declined to comment ahead of the meeting.

Courtney Christensen, Morrison's town clerk, said Revesco and City Street have not formally submitted an application for annexation. The Thursday meeting is intended to let the firms answer community questions and get input to "achieve the best possible application," according to town code.

A 50-acre residential development, even at low density, has the potential to noticeably impact Morrison's population, currently around 400 people. In a 2024 memo, the town planner said 42% of those people live in a single nursing home.

The request regarding The Fort comes two years after Morrison annexed another notable property. In 2024, the town annexed the former Bandimere Speedway property at the request of Copart, an automobile auction firm that purchased the site. Copart requested the annexation in part to secure Morrison water and sewer service.