Miller Ranch originally was a working ranch that was partitioned over time, with Eagle County eventually controlling 120 acres. The site is now home to a campus for Colorado Mountain College, a new high school, and the 30-acre residential development, Miller Ranch. The development is comprised of 282 homes: 69 single family, 64 duplexes, 49 row homes, and 100 condominiums.

Eagle County partnered with ASW Realty to construct Miller Ranch. The county put the land into the deal, ASW constructed the development, and the two entities split the profit upon the sale of a unit. To further sustain the affordability of Miller Ranch, the county took its profit and reinvested it in the development.

Homes in Miller Ranch must be purchased by local residents or employees for owner-occupancy. Deed restrictions have been placed on all of the units, limiting appreciation to 3-6% annually, resulting in sales prices well below median price.