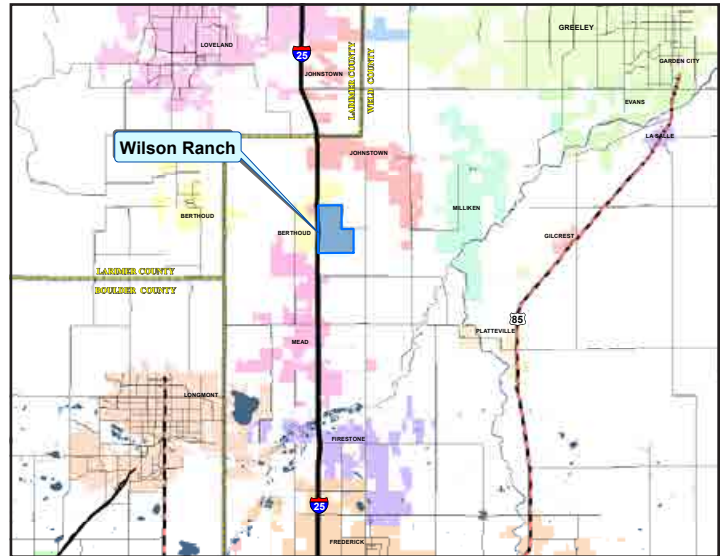
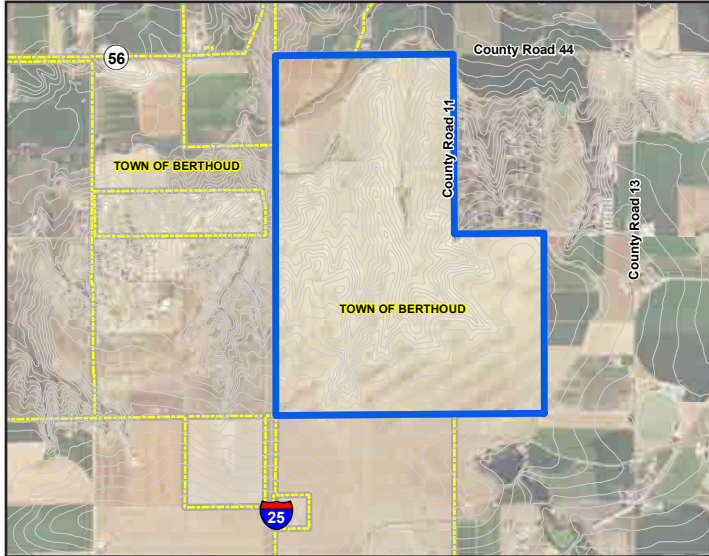




Wilson Ranch



General Site Information

Location	4350 County Road 44, Berthoud, CO 80513
Owner	Front Range Investment Holdings, LLC; H.
Size	1,604 acres
Zoning	PUD
Asking Price	Industrial/Commercial users: \$2-4 per SF, dependent on use and open to negotiation.
Highway Access	Adjacent to I-25. Northwest corner of the site is at the intersection of I-25 and State Hwy 56/County Hwy 44.
Air Access	6 miles to Denver International Airport along I-25 and I-76
Rail Access	No rail access.

Utility Information

Electric Power	The JOHN1064 13.2 kV feeder line is adjacent, but capacity is currently limited.
Natural Gas	4" PM main is adjacent to the site. 11,600 feet from 4" HP and 8,000 feet from 16" HP. The 4" PM Main is 60 psi MAOP, 2+ psig available pressure. The 4" HP main is 1,000 psi MAOP, 200+ psig available pressure. The 16" HP main is 1,000 psi MAOP 200+ psig available pressure.
Water	Town of Berthoud. 16" runs through the site and a 42" runs adjacent to the site. 4.68 MGD for domestic use and 3.6 MGD for fire flow.
Sewer	Town of Berthoud. 15" lines run through the site.
Storm Water	Approximately 40' to property line. 12" water main in E 19th Ave.
Telecom/Fiber	Zayo Metro Lit fiber runs along I-25 adjacent to the site. Zayo Metro Dark Fiber and Long Haul Lit Fiber west of the city in Berthoud. Copper and fiber. AT&T fiber backbone along I-25.

Wilson Ranch

Site Due Diligence Documentation Available (reports and detail available)

Title Commitment	<input checked="" type="checkbox"/>	Archeological and Historic Use Assessments	<i>Not Required</i>
Aerial Site Views and Maps	<input checked="" type="checkbox"/>	Park Covenants and Restrictions	<input checked="" type="checkbox"/>
Park Master Plan	<input checked="" type="checkbox"/>	Transportation Access Maps	<input checked="" type="checkbox"/>
Utility Service Maps	<input checked="" type="checkbox"/>	Geotechnical Study / Soil Survey	<input checked="" type="checkbox"/>
Site Dimensions and Configuration	<input checked="" type="checkbox"/>	FEMA Flood Plain Designation with Map	<input checked="" type="checkbox"/>
Wetlands Map	<input checked="" type="checkbox"/>	Air Attainment Status	<input checked="" type="checkbox"/>
Phase 1 Environmental Assessment	<input checked="" type="checkbox"/>	Endangered Species Assessment	<i>Not Required</i>

General Community Information

Community Profile and Demographics	<input checked="" type="checkbox"/>	Letters of Support	<input checked="" type="checkbox"/>
State and Local Incentives Overview	<input checked="" type="checkbox"/>	Business and Industrial Support Services and Amenities Profile	<input checked="" type="checkbox"/>

Economic Development Contacts:

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