

**XCEL ENERGY CERTIFIED SITE**  
**TURION**  
**BERTHOUD, COLORADO**



CERTIFIED SITE DETAILS	
Location	4350 County Road 44 Berthoud, CO 80513
Owner	Front Range Investment Holdings LLC
Size	327 acres
Zoning	PUD
Asking price	\$2-\$4/square foot, negotiable; depending on use
Highway access	Adjacent to I-25 Northwest corner of site adjacent to I-25 and Weld CR 44/CO 56
Air access	11 miles to Northern Colorado Regional Airport 46 miles to Denver International Airport
Rail access	No rail access

## UTILITIES

<b>Electric power</b>	Xcel Energy	13.2 kV lines adjacent
<b>Natural gas</b>	Black Hills Energy	6" high pressure line
<b>Water</b>	Town of Berthoud	42" main line adjacent to site 4.68 MGD for domestic use; 3.6 MGD for fire flow
<b>Sewer</b>	Town of Berthoud	12" and 15" sewer main lines
<b>Storm water</b>	Town of Berthoud	Storm water detention and management systems will be developed through series of metropolitan districts in conjunction with the Town of Berthoud
<b>Telecom/fiber</b>	Zayo Group, AT&T	Zayo Group Metro Lit fiber runs along I-25 adjacent to the site. Metro Dark Fiber and Long Haul Lit Fiber west of the city in Berthoud; copper and fiber. AT&T fiber backbone along I-25

## SITE DUE DILIGENCE AND COMMUNITY DOCUMENTATION

<b>Title commitment</b>	✓	<b>Archeological and Historic Use assessments</b>	Not required
<b>Aerial site views and maps</b>	✓	<b>Park covenants and restrictions</b>	✓
<b>Park master plan</b>	✓	<b>Transportation access maps</b>	✓
<b>Utility service maps</b>	✓	<b>Geotechnical study/soil survey</b>	✓
<b>Site dimensions and configuration</b>	✓	<b>FEMA Flood Plain Designation with map</b>	✓
<b>Wetlands delineation and map</b>	✓	<b>Air attainment status</b>	✓
<b>Phase 1 environmental assessment</b>	✓	<b>Endangered species assessment</b>	Not required
<b>Community profile and demographics</b>	✓	<b>Letters of support</b>	✓
<b>State and local incentives overview</b>	✓	<b>Business and industrial support services and amenities profile</b>	✓

## XCEL ENERGY CONTACT

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## ECONOMIC DEVELOPMENT ORGANIZATION

### Walt Elish

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