

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



READY 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

Electric power	Xcel Energy	13.2 kV lines adjacent
Natural gas	Black Hills Energy	6" high pressure line
Water	Town of Berthoud	42" main line adjacent to site 4.68 MGD for domestic use; 3.6 MGD for fire flow
Sewer	Town of Berthoud	12" and 15" sewer main lines
Storm water	Town of Berthoud	Storm water detention and management systems will be developed through series of metropolitan districts in conjunction with the Town of Berthoud
Telecom/fiber	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

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

XCEL ENERGY CONTACT

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ECONOMIC DEVELOPMENT ORGANIZATION

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