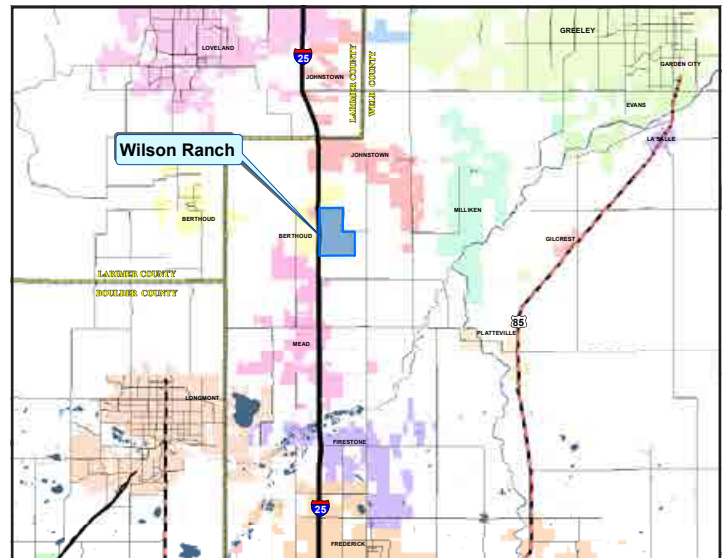
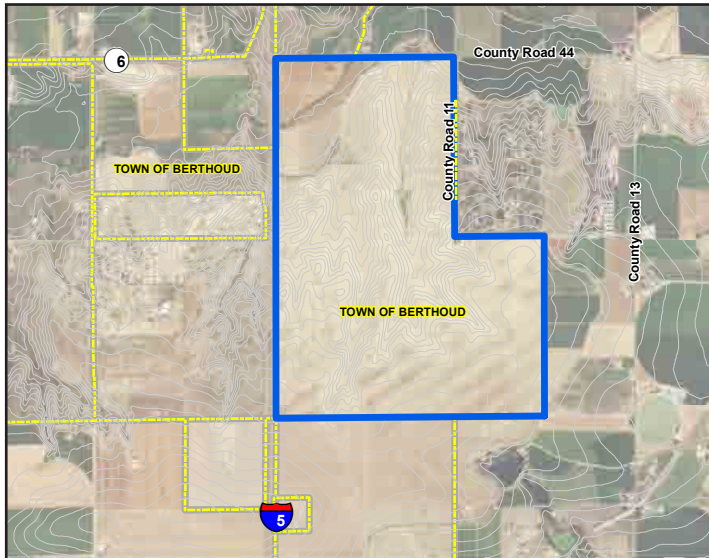


WILSON RANCH, BERTHOUD, CO

CERTIFIED SITE BROCHURE

CORPORATE ECONOMIC DEVELOPMENT



GENERAL SITE INFORMATION

Location	4350 County Road 44, Berthoud, CO 80513
Owner	Front Range Investment Holdings, LLC
Size	1,604 acres
Zoning	PUD
Asking Price	\$2-4 per SF, dependent on use and open to negotiation
Highway Access	Adjacent to I-25. Northwest corner of site is at the intersection of I-25 and Weld County Road 44/State Hwy 56.
Air Access	46 miles to Denver International Airport. 11 miles to Northern Colorado Regional Airport.
Rail Access	No rail access.

UTILITY INFORMATION

Electric Power	Xcel Energy. 13.2 kV feeder line is adjacent.
Natural Gas	Black Hills Energy. 6" high pressure line.
Water	Town of Berthoud. 42" main line runs adjacent to the site. 4.68 MGD for domestic use and 3.6 MGD for fire flow.
Sewer	Town of Berthoud. 12" and 15" main lines.
Storm Water	Series of metropolitan districts through which storm water detention and management systems will be developed, in conjunction with the Town of Berthoud.
Telecom/Fiber	Zayo Group. 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.

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 Delineation and 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"/>

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