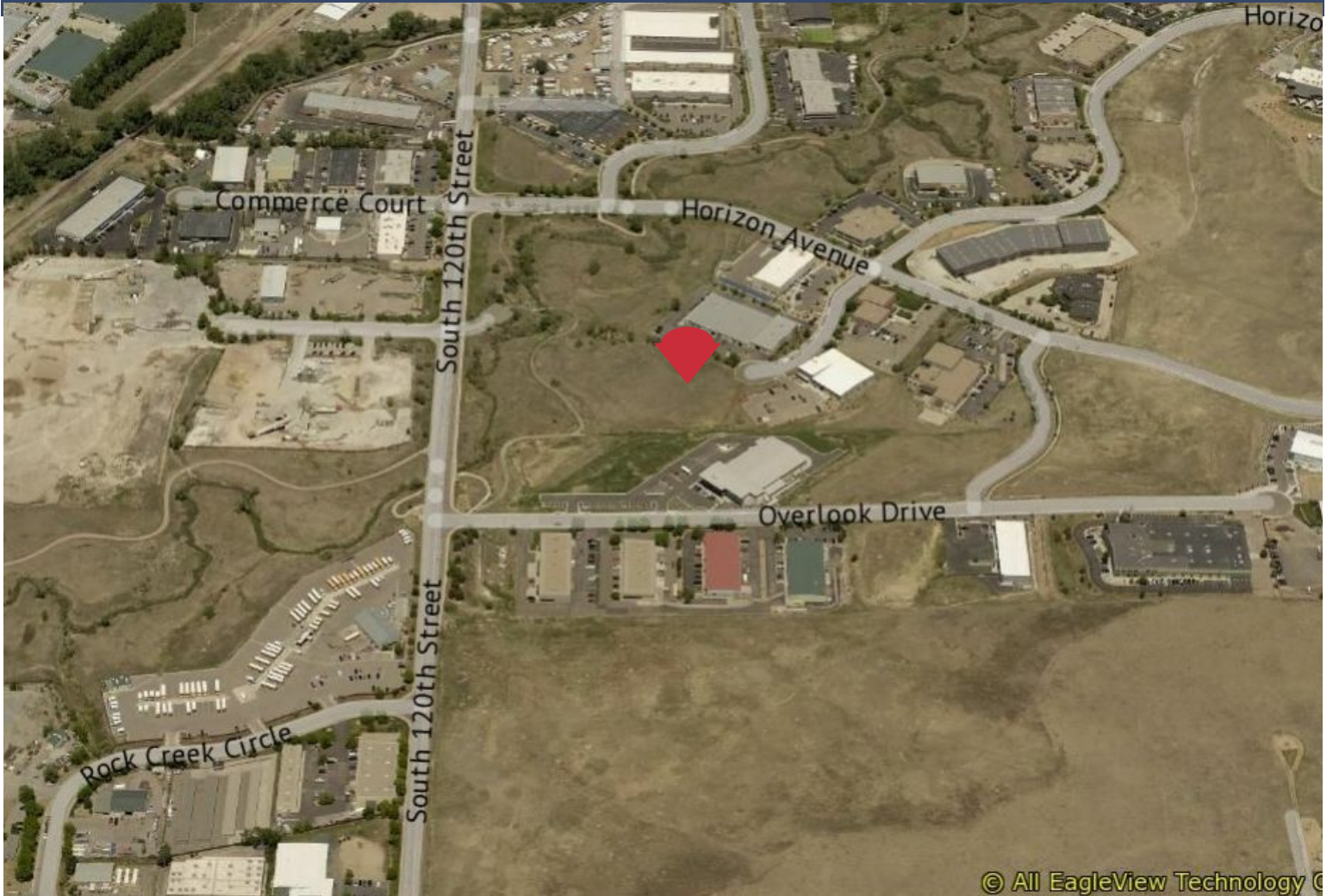


LAND FOR SALE

1755 Panorama Point | Lafayette 80026



Vista Business Park

Investment Opportunity
in Lafayette, Colorado

Investment Potential: With the growing demand for land in this area, this 2.9-acre parcel presents a promising investment opportunity.

Easy access to US 36 and US 287.

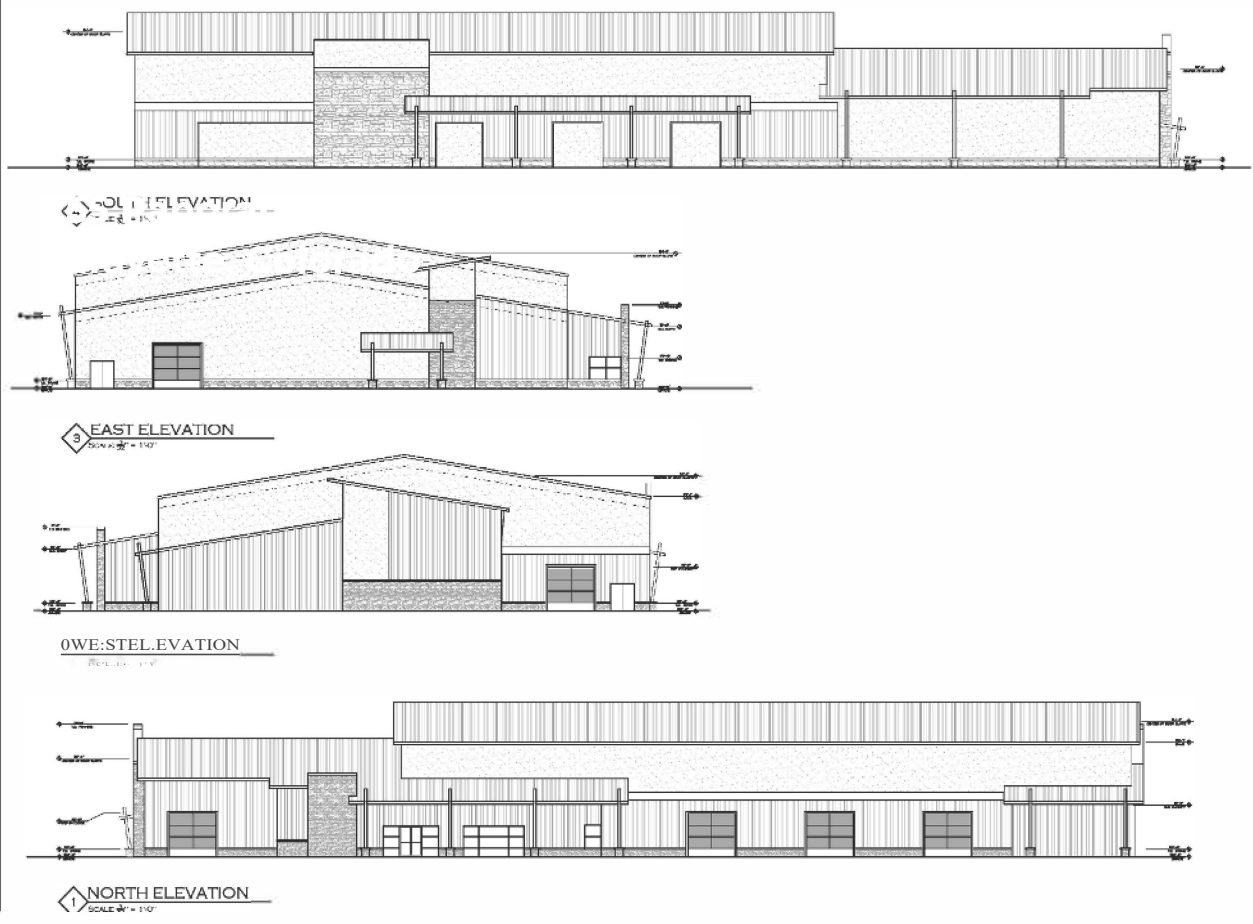
FOR MORE INFORMATION CONTACT...



COMMERCIAL DIVISION

BOULDER, COLORADO

303.541.1908
erutherford@wkre.com



DESIGN DOCUMENTS
MATCH POINT TENNIS CENTER
 1795 PANORAMA POINT
 LAUREL HILLS, COLORADO

Land Size	2.95 acres
Property Type	Industrial/ Flex
Zoning	Zoned industrial/ flex. Possible uses include light manufacturing, processing, fabrication, warehouse, storage facility, or other similar uses.
Sale Price	\$1,050,000.00

Comments Sales price includes: Complete architectural plans included, Soils report and drainage report and requirements, Everything else needed including comments from the City after 2 presentations of the plans.

All information deemed from reliable sources but not guaranteed for accuracy.



FOR MORE INFORMATION CONTACT...



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 United States Naval Academy Graduate
 Served as an Officer in the United States Marine Corps



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1755 Panorama Point, Lot is in the Colorado Enterprise Zone & the Federal Opportunity Zone

What is an Enterprise Zone?

The Enterprise Zone (EZ) is a state funded program that was created to promote a business friendly environment in economically distressed areas by offering state income tax credits that incentivize businesses to locate and develop in - and non-profit organizations to assist with the needs of - these communities. Areas of Longmont, Lafayette, and Broomfield recently received the North Metro Enterprise Zone designation.

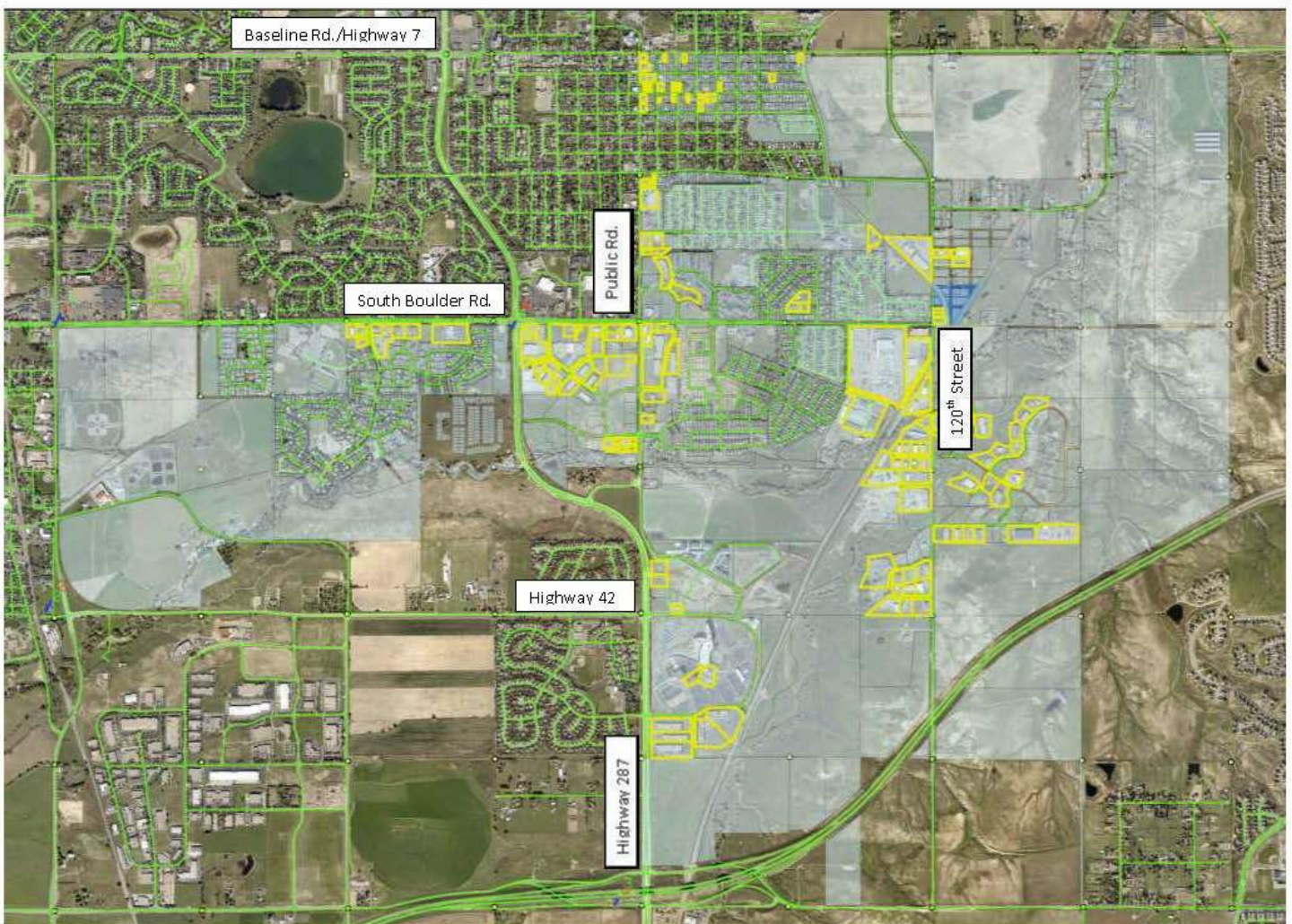
What does this mean for your business?

EZ incentives and tax credits can have a significant impact, from \$1,000 to \$500,000.

What is an Opportunity Zone?

Opportunity Zones encourage economic growth via private capital investment by providing a tax incentive for investors to reinvest in disadvantaged communities. This program will bolster new business starts and business growth and development of real property and infrastructure in locations that are well positioned for investment.

Lafayette Enterprise Zones



City of Lafayette Opportunity Zone Map

