

1952 W.C.R 41 & 20962 W.C.R 6
HUDSON, CO 80642
(To Be Annexed Into LOCHBUIE)

INDUSTRIAL DEVELOPMENT LAND



CONFIDENTIAL OFFERING MEMORANDUM

G GOODMAN
COMMERCIAL
BROKERAGE | MANAGEMENT
ASSET MANAGEMENT

CONFIDENTIALITY STATEMENT

This confidential Offering Memorandum, has been prepared by Goodman Commercial Real Estate, Inc. ("GCRE") for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. GCRE recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as **1952 Weld County Road 41 and 20962 Weld County Road 6 in Hudson, Colorado** (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by GCRE or its brokers.

GCRE makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. GCRE has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the GCRE and the Owner of the Property. Goodman Commercial Real Estate make no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, GCRE and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, GCRE and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. GCRE shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of GCRE. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to GCRE at your earliest convenience.

TABLE OF CONTENTS

I. AREA OVERVIEW

II. PROPERTY OVERVIEW

III. TENANT INFORMATION

IV. FINANCIAL ANALYSIS

BROKERAGE DISCLOSURE

Different Brokerage relationships are available which include Seller Agency, Buyer Agency, or Transaction-Brokerage. Goodman Commercial Real Estate is representing the Seller of the property known as **1952 Weld County Road 41 and 20962 Weld County Road 6** as the Seller's Agent. Unless another Brokerage Relationship now exists between you and Goodman Commercial Real Estate, Inc. ("GCRE"), GCRE must treat you as a Customer. GCRE owes no fiduciary responsibility to you as their Customer. Should you require assistance in completing a purchase of this property, we recommend seeking the advice of a licensed real estate broker or legal counsel.



789 Sherman Street, Suite 660, Denver, CO 80203
www.GoodmanCommRE.com

Mark Goodman, SIOR

ER40045634
720-440-6270

MGoodman@GoodmanCommRE.com

Drew Goodman, ACoM

FA100053648
720-440-6270

DGoodman@GoodmanCommRE.com

Gustavo Venegas

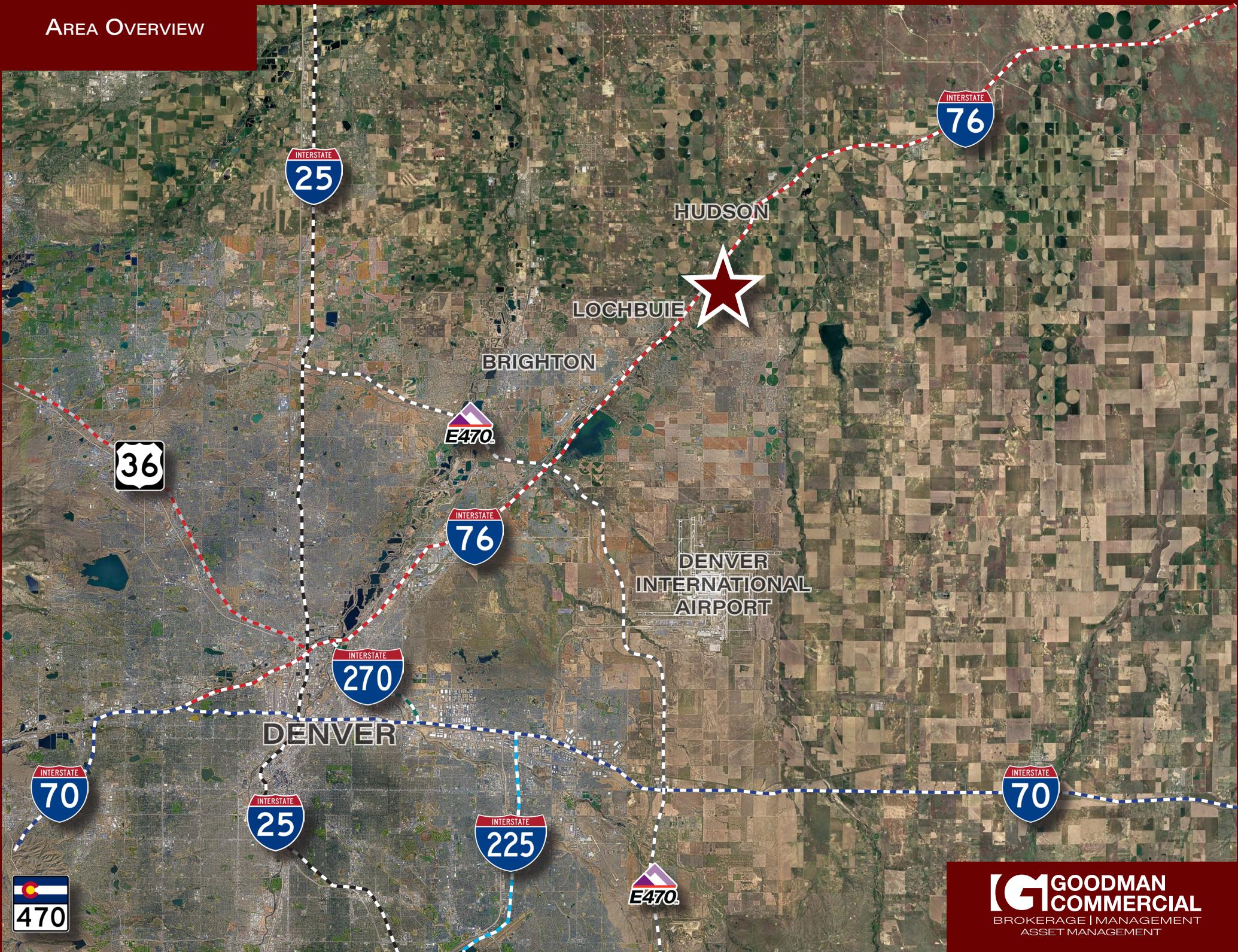
FA100110104
720-440-6270

GVenegas@GoodmanCommRE.com

An aerial photograph of a rural landscape, likely a farm or agricultural region. The land is divided into various fields of different colors, suggesting different crops or stages of cultivation. A small, rectangular body of water, possibly a pond or a small reservoir, is visible on the left side. A dirt road or path cuts through the fields, and a few utility poles with wires are scattered across the scene. The horizon shows a flat, distant landscape under a clear sky.

AREA OVERVIEW

AREA OVERVIEW



CLASS 1 RAIL MAP



An aerial photograph of a rural agricultural area. The landscape is dominated by large, rectangular fields with varying shades of green and yellow, indicating different crops or stages of growth. A network of dirt roads cuts through the fields, with one prominent road leading towards the center of the image. In the middle ground, there is a large, open industrial or construction site with several small buildings, piles of materials, and some equipment. The sky is clear and blue with a few wispy clouds. A red rectangular overlay box is positioned in the center of the image, containing the text "PROPERTY OVERVIEW" in white capital letters.

PROPERTY OVERVIEW

1952 W.C.R 41 & 20962 W.C.R 6

HUDSON, CO

Price: \$30,000,000

Total Lot Size (Acres): 260.7 +/-

Total Lot Size (SF): 11,356,092 +/-

Price Per Acre: \$115,075

Price Per SF: \$2.64

Property Highlights

- 260.7 Acres of Land Surrounded by the new BNSF Logistics Facility and Logistics Park.
- The Logistics Park is Expected to Include Approximately 20,000,000 Square Feet of Warehouse Space.
- Property currently in Unincorporated Weld County and is to be Annexed into the Town of Lochbuie. The BNSF Parcels are to be annexed into the Town as well.
- 6.9% Sales Tax, 2% Use Tax, Approx. 60.108 Mill Levy once incorporated.
- Lochbuie intends to zone the property Industrial.
- Water Rights owned by Seller are negotiable as a separate transaction.



Available Water Rights

Ditch Company:	FRICO
Canals/Ditches:	Denver-Hudson, Neres, Burlington
Total Shares:	40
Average (5-Yr) Distribution per Share:	4.25 Acre-Feet
Average (5-Yr) Distribution (40 Shares):	170 Acre-Feet (55,394,743 Gal)

SITE PLAN

BNSF Railway Company
Future Logistics Facility

BNSF Development, LLC

Future Logistics Park

Approximately 20,000,000 SF Expected

20692 W.C.R. 6
16.9 Acres +/-

Denver-Hudson
Canal

1952 W.C.R. 41
243.8 Acres +/-

Neres Canal

Coursey
Reservoir No. 1

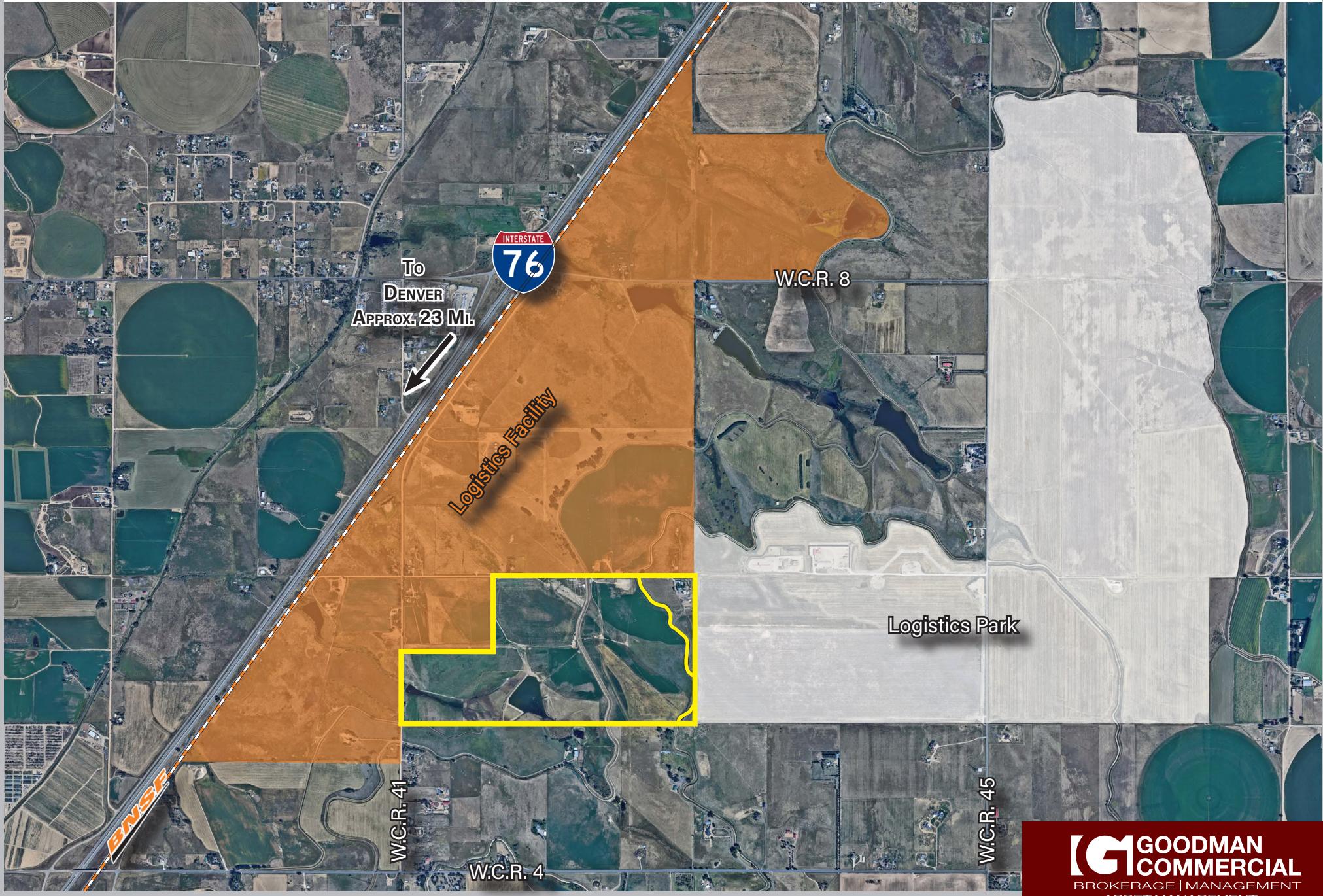
E. Burlington
Extension Ditch

County Road 41

“The Kansas City facility has been touted as comparable to what is planned in Weld County and includes capacity for 14.4 million square feet of industrial and warehouse development.” Christopher Wood for BizWest | June 19, 2023



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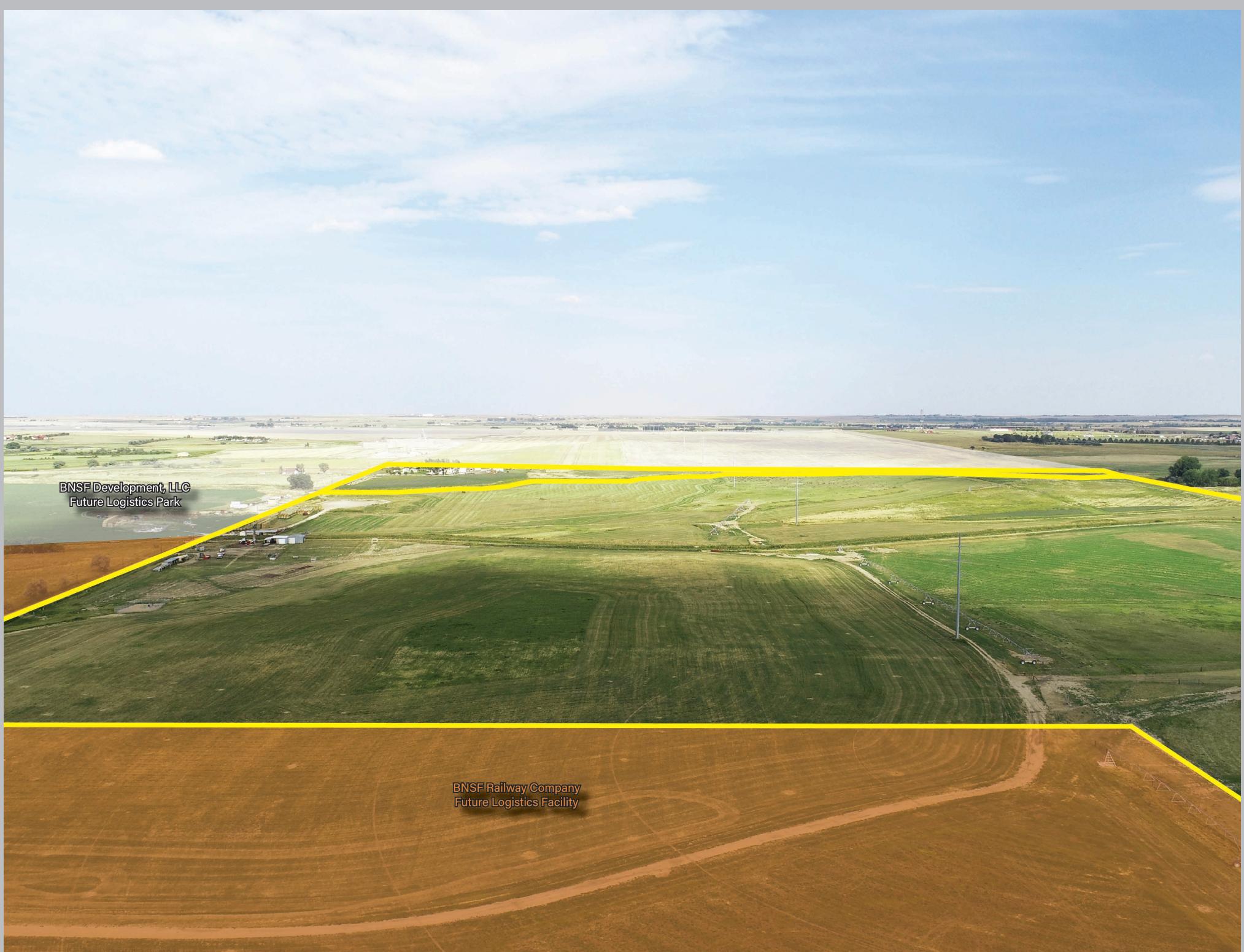




BNSF Railway Company
Future Logistics Facility

BNSF Development, LLC
Future Logistics Park





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720-440-6270

MGoodman@GoodmanCommRE.com

Drew Goodman, ACoM

FA100053648

720-440-6270

DGoodman@GoodmanCommRE.com

Gustavo Venegas

FA100110104

720-440-6270

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IREM VETERAN OWNED BUSINESS

