

HURD

ASPEN CULTIVATION FACILITY

24480 COLORADO 82, BASALT, CO 81621

**EXCLUSIVELY
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PROPERTY SUMMARY

ASPEN CULTIVATION FACILITY



PROPERTY DESCRIPTION

25,000 SF facility sitting on 4.7 AC
 State-of-the-art greenhouses and growing technology
 Riverfront property on the Roaring Fork with water rights
 One single family house on the property

LOCATION DESCRIPTION

State-of-the-art grow facility located near Aspen, CO
 Located 13.2 miles from Aspen, and 27.2 miles from Glenwood Springs
 A short drive to Willits Town Center - Whole Foods anchored lifestyle center
 Surrounded by the Roaring Fork Club - a premier golf, fly fishing and dining club
 Easy access off of HWY 82

OFFERING SUMMARY

Sale Price:	\$10,500,000
Lease Rate:	Negotiable, NNN
Lot Size:	4.7 Acres
Building Size:	25,489 SF
County:	Pitkin

DEMOGRAPHICS

	7 MILES	10 MILES	20 MILES
Total Households	4,181	6,602	18,242
Total Population	10,873	16,529	45,119
Average HH Income	\$168,567	\$170,518	\$160,243

ADDITIONAL PHOTOS ASPEN CULTIVATION FACILITY



HURD COMMERCIAL BROKERS, LLC | 5959 Village View Drive, 2nd Floor, West Des Moines, IA 50266

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AREA BUSINESSES

ASPEN CULTIVATION FACILITY



Google

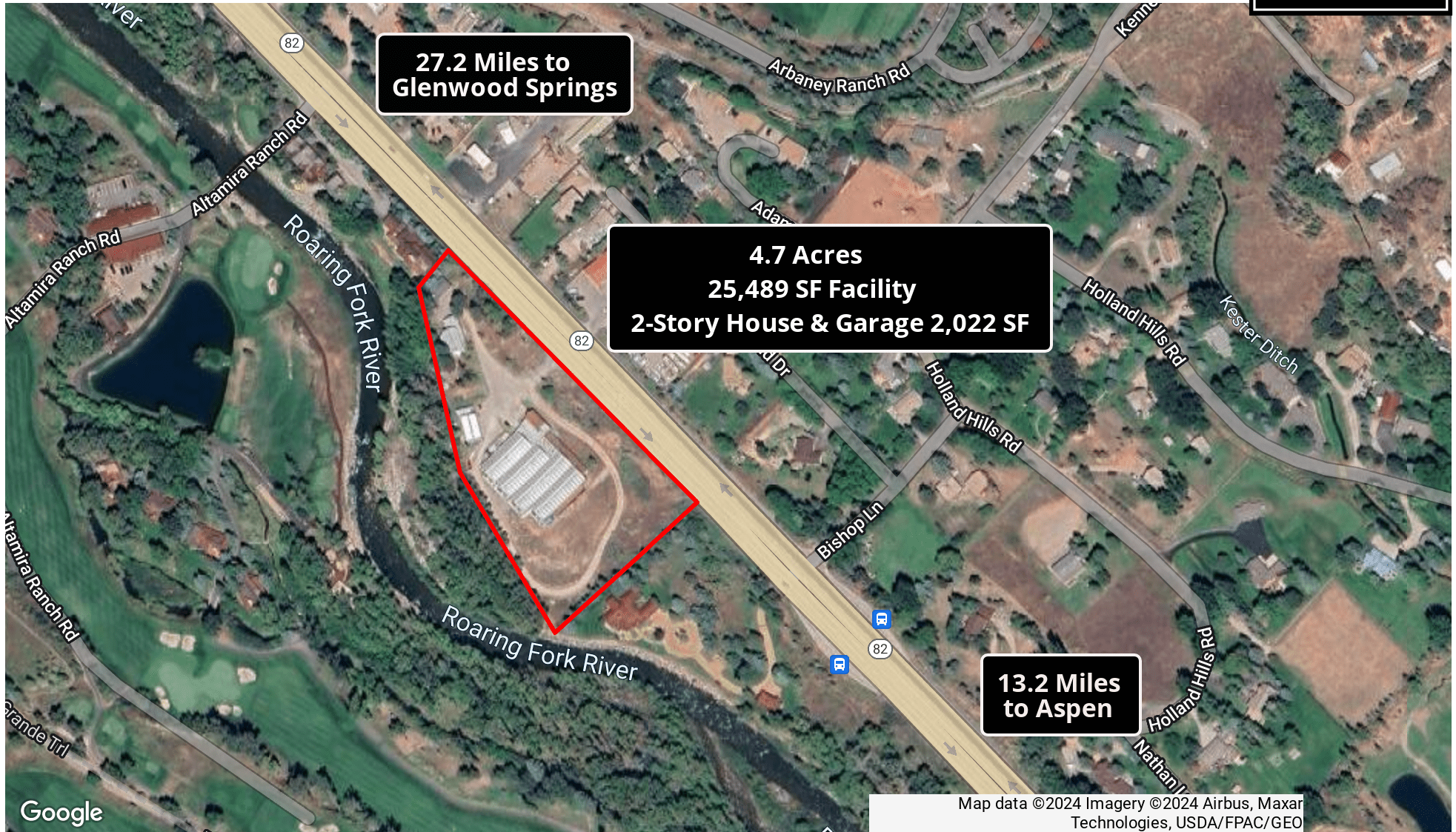
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AERIAL ASPEN CULTIVATION FACILITY



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DEMOGRAPHICS MAP & REPORT

ASPEN CULTIVATION FACILITY



POPULATION

	7 MILES	10 MILES	20 MILES
Total Population	10,873	16,529	45,119
Average Age	41	42	42
Average Age (Male)	41	42	42
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME

	7 MILES	10 MILES	20 MILES
Total Households	4,181	6,602	18,242
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$168,567	\$170,518	\$160,243
Average House Value	\$1,027,855	\$1,072,907	\$1,031,742

Demographics data derived from AlphaMap

