

CORTEZ WAREHOUSE OPPORTUNITY

25733 ROAD H
CORTEZ, CO 81321



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DISCLAIMER

This confidential Offering Memorandum, has been prepared by The Wells Group of Durango, 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. The Wells Group of Durango recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 25733 Road H in Cortez, 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 The Wells Group or its brokers. The Wells Group 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. The Wells Group 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 The Wells Group and the Owner of the Property. The Wells Group of Durango 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 in 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, The Wells Group and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, The Wells Group 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. The Wells Group of Durango 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 The Wells Group. 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 The Wells Group at your earliest convenience.

OFFER SOLICITATION PROCEDURE



PROPERTY TOURS

Prequalified investors will have the ability to tour the property with listing broker's and owner's approval. To accommodate the community's management and residents, visits will require at the minimum 48 hours notice. Tours will include access to a representative sample of units and access to common areas.

OFFERING SUBMISSION

All offers shall be presented to listing brokers via the Colorado Real Estate Commission approved contract (CBS2-5-19) (Mandatory 7-19) CONTRACT TO BUY AND SELL REAL ESTATE (INCOME – RESIDENTIAL)(Larger than 1-4 Units)

EXECUTIVE SUMMARY

25733 ROAD H, CORTEZ, CO 81321

This is an excellent commercial, industrial building that is priced at \$36.67 per square foot with plenty of room on the 40 acres for additional development and use. The building has a substantial electrical service to the building as the current user has high capacity needs for their current use. The building is in very good condition and has the benefit of high loading docks as well as other overhead door access points. The uses for this structure are broad and the building is very adaptable. There is an office area for the current operations of the business and plenty of parking and ease of access to this site.



POSSIBLE USES

- Office / Office-Warehouse
- Warehouse
- Manufacturing
- Wholesale

FEATURES

- Loading Docks
- 40 Acres
- High Capacity Electricity

INVESTMENT HIGHLIGHTS

PROPERTY DESCRIPTION

Units: 1

Year Built: 1998

Gross Building SF: 30,000

Lot Size: 40 Acres

Bathrooms: 4

Zoning: Commercial

Roof: Metal

Flooring: Concrete

Existing Utilities: Septic, Natural Gas, Electric, Phone/Internet

Water: Public

HVAC: Forced Air

Parking: Concrete, Gravel

OFFERING SUMMARY

Price: \$1,100,000

Price / Building SF: \$36.67



INVESTMENT HIGHLIGHTS



PROPERTY AREA HIGHLIGHTS

- Large Industrial Listing
- Plenty of Room for Additional Development
- Loading Docks & Overhead Door Access
- Office Area

AMENITIES

- 4 Restrooms
- Ample Parking

AREA OVERVIEW



CITY OF CORTEZ & THE SURROUNDING AREAS

Located in Southwest Colorado, at the foot of the San Juan Mountains, the City of Cortez is easily accessible by both land and air. Founded in 1886, the City of Cortez is a combination of rugged frontier town and cultural hotspot. Enjoy agricultural history and culture found here accompanied by many new attractions and conveniences. Cortez has both a cozy downtown and large chain and grocery stores as the largest city in Montezuma County. Mesa Verde National Park is home to nearly 5,000 archaeological sites including Cliff Palace, the largest cliff dwelling. Southwest Health System includes Cortez's Southwest Memorial Hospital (SWMH) offers a patient-centric hospital as well as medical groups, walk-in care, and a clinic in Mancos.



AREA OVERVIEW



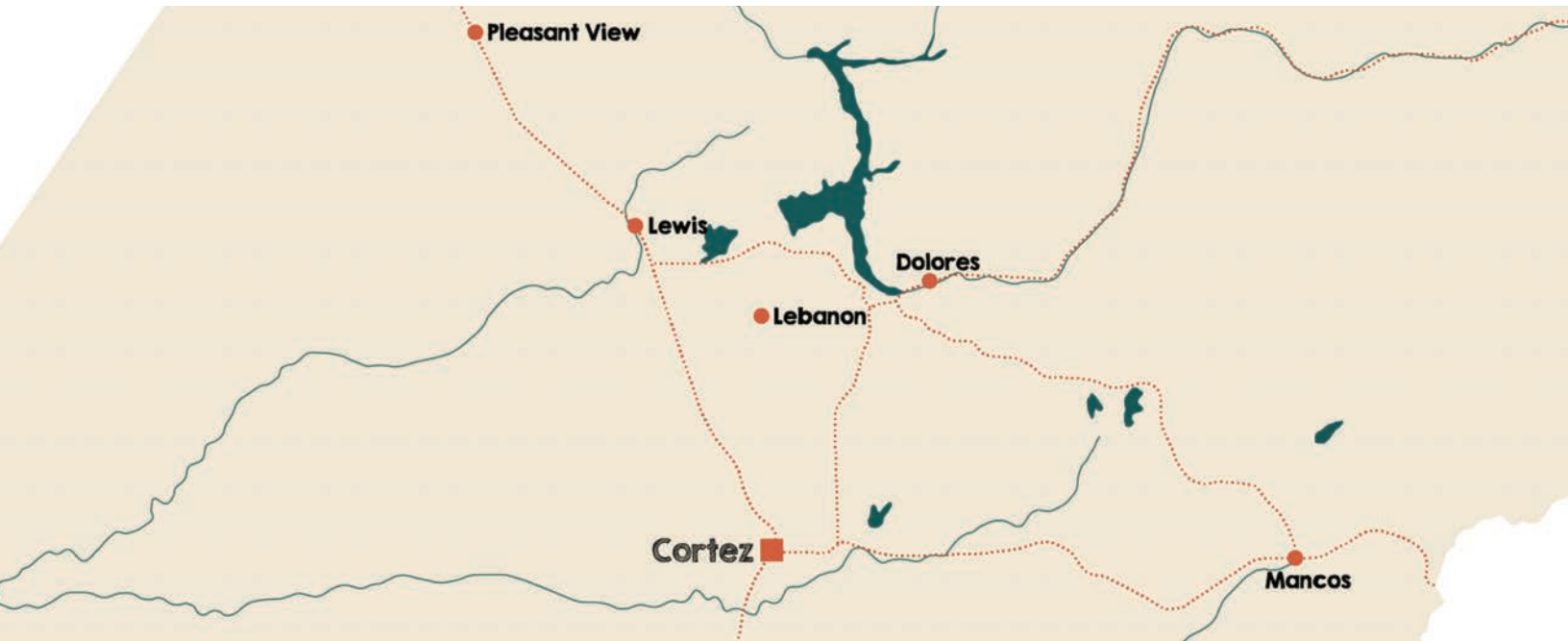
ACCESS & TRANSPORTATION

Cortez is primarily served by Highway 160 (the city's major east-west thoroughfare) and Highway 491 (north-south access). Located 5 miles southwest of downtown Cortez, the Cortez Municipal Airport offers Denver Air Connection flights. Durango-La Plata County Airport offers additional United and American Airlines flights and is located 59 miles away. Notably, the Four Corners monument - where Colorado, New Mexico, Arizona, and Utah meet - is just 39 miles away.

OUTDOOR ACTIVITIES

Cortez has four distinct seasons and a milder climate for Colorado, which makes it perfect for a variety of outdoor activities. Outdoor enthusiasts can explore multiple city parks and open space. Additionally, there are two golf courses, miles of hiking and biking trails, nearby lakes and creeks for fishing, fairgrounds, and historic sites to visit.

AREA DEMOGRAPHICS



CORTEZ, CO

Population: 9,033
 Median Household Income: \$55,962
 Median Home Value: \$204,100

MONTEZUMA COUNTY

Population: 26,531
 Median Household Income: \$61,377
 Median Home Value: \$282,500
 Total Employment: 6,924

ABOUT

Cortez hosts a variety of retail, accommodation & food services, education, real estate / rentals / leasing, quarrying, oil & gas, agriculture, forestry, fishing & hunting, and mining are the largest industries in the area. There are 787 employer firms. Of the total 9,033 population, 23.6% are in between 18 - 65 years old. 71.5% are White, 1.8% Black or African American, 9.9% American Indian & Alaska Native, 1.6% Asian, 21.1% Hispanic or Latino, and 10.4% two or more races.

SOURCE: "US Census Bureau Quickfacts: Cortez City, Colorado." Quickfacts: CortezCity, Colorado, United States Census Bureau. December 9, 2024. These statistics reflect the 2022 census.

LOCATION OVERVIEW



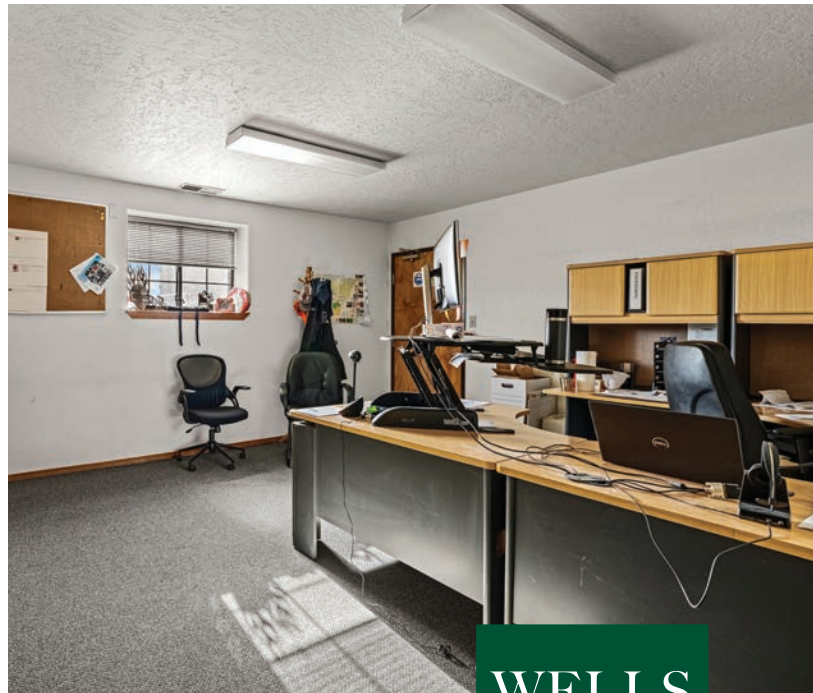
LOCATION OVERVIEW



PROPERTY PHOTOS



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