

FOR SALE

530-540 Fir Street

Hudson, CO 80642

Prime Commercial Development Opportunity on
Southeast Corner of I-76 & Hwy 52 in Hudson, CO



Annah Moore, CCIM
Vice President
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CBRE



THE OPPORTUNITY

*Unmatched Visibility,
Exceptional Access,
and a High-Growth
Market on the Rise*

Position your business at the southeast corner of Interstate 76 and Highway 52, one of Northern Colorado's most strategic intersections. A high exposure location serving both local residents and fast growing regional traffic, this site offers a rare combination of interstate visibility, flexible commercial zoning, and powerful market momentum driven by major residential, retail, and industrial development throughout Hudson and Weld County.

This prominent commercial corner offers an ideal setting for:

- Fuel/convenience or travel center
- Quick-service or full-service restaurant
- Retail shops or pad sites
- Hotel, lodging or hospitality concepts
- Redevelopment of existing structures to maximize site value



ASKING PRICE:
\$2,897,500

PARCEL SUMMARY

REFERENCE	ACCOUNT	PARCEL	ADDRESS	BUILDING SIZE (SF)	LAND SIZE (SF)	LAND SIZE (ACRES)	CURRENT USE
Parcel A	R6347186	147310105001	540 FIR ST	1,280	9,106	0.21	Liquor Store
Parcel B	R0176691	147310105016	530 FIR ST	6,523	27,390	0.63	Restaurant
Parcel C	R0176591	147310105017			50,815	1.17	
Parcel D	R8984358	147310158002			20,350	0.47	
TOTAL				7,803	107,661	2.47	

Improvement Survey Plat

Located in the Northeast 1/4 of Section 10,
Township 1 North, Range 65 West of the 6th P.M.,
Town of Hudson, County of Weld, State of Colorado

Sheet 1 of 2

PROPERTY DESCRIPTIONS FROM RECORDED DEEDS:

PARCEL A: (SEE NOTE #6)

(DESCRIPTION FROM DEED RECORDED MARCH 15, 1993 AT RECEPTION NO. 2525810)

ALL THAT PART OF BLOCK 54, IN THE TOWN OF HUDSON, WELD COUNTY, COLORADO ACCORDING TO THE RECORDED MAP OR PLAT THEREOF, DESCRIBED AS FOLLOWS: ALL OF LOT 1, AND THAT PART OF LOTS 2, 3, 4, AND 5, DESCRIBED AS BEGINNING AT A POINT ON THE WEST LINE OF SAID LOT 2, 6 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 2; THENCE NORTH 6 FEET, THENCE EAST 125 FEET TO THE NORTHEAST CORNER OF LOT 2; THENCE SOUTH 82 FEET TO A POINT 7 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 5; THENCE NORTHWESTERLY IN A STRAIGHT LINE 146.3 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING; EXCEPTING THEREFROM THE WESTERLY 15 FEET OF SAID LOT 1 CONVEYED TO THE STATE HIGHWAY COMMISSION OF COLORADO BY INSTRUMENT RECORDED IN BOOK 1338, PAGE 25, WELD COUNTY RECORDS, TOGETHER WITH THE WEST 1/2 (8 FEET) OF THE VACATED ALLEY ADJOINING, SAID ALLEY BEING VACATED BY TOWN ORDINANCE NO. 51, JUNE 6, 1955.

PARCEL B: (SEE NOTE #7)

(DESCRIPTION FROM DEED RECORDED NOVEMBER 9, 1983 AT RECEPTION NO. 1946531)

THAT PART OF BLOCK 54, TOWN OF HUDSON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF THE ALLEY IN SAID BLOCK 54 WHEN THE CENTER LINE OF MAIN STREET LIES NORTH 147 FEET, SAID POINT BEING 7 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 5, BLOCK 54; THENCE SOUTH ALONG SAID WEST LINE OF THE ALLEY 115.0 FEET TO THE SOUTHEAST CORNER OF LOT 9, BLOCK 54; THENCE WEST 125 FEET ALONG THE SOUTH LINE OF SAID LOT 9 TO THE SOUTHWEST CORNER THEREOF; SAID POINT BEING ON THE EAST LINE OF FIR STREET; THENCE NORTH 184 FEET ALONG THE EAST LINE OF FIR STREET TO A POINT ON THE WEST LINE OF LOT 2, BLOCK 54; SAID POINT BEING SOUTH 6 FEET FROM THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTHEASTERLY 146.3 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING, TOGETHER WITH RIGHTS OF INGRESS AND EGRESS AS PROVIDED IN THAT MUTUAL COVENANT OF INGRESS AND EGRESS RECORDED JULY 2, 1964, IN BOOK 518 AT RECEPTION NO. 1439992, WELD COUNTY RECORDS; AND ALL THE PART OF LOTS 23 TO 32, INCLUSIVE, BLOCK 55, LYING SOUTHEAST OF THE RIGHT OF WAY OF U.S. HIGHWAY NO. 805; ALSO LOTS 10 TO 18, INCLUSIVE, BLOCK 54, ALSO TOGETHER WITH THAT PORTION OF THE VACATED FIR STREET LYING BETWEEN BLOCKS 54 AND 55, TOWN OF HUDSON AND LYING SOUTH OF THE VACATED ALLEY COMMENCING AT THE NORTHEAST CORNER OF LOT 23 IN BLOCK 55 AND RUNNING NORTHEASTERLY TO A POINT ON THE WEST SIDE OF LOT 2, IN BLOCK 54; SAID POINT BEING 6 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 2, TOWN OF HUDSON, WELD COUNTY, COLORADO.

PARCEL C:

(DESCRIPTION FROM DEED RECORDED FEBRUARY 18, 1997 AT RECEPTION NO. 2533741)

PART OF THE TOWN OF HUDSON, WELD COUNTY, COLORADO, IN THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF LOT 32, BLOCK 55, TOWN OF HUDSON AND CONSIDERING THE NORTH LINE OF SAID NE 1/4 OF SECTION 10 TO BEAR N40°00'00"E WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE N26°29'06"E ALONG THE EASTERLY LINE OF THAT PARCEL CONVEYED TO THE DEPARTMENT OF HIGHWAYS RECORDED IN BOOK 1338, AT PAGE 25, AS RECEPTION NO. 1136686 ON AUGUST 20, 1952 A DISTANCE OF 223.45 FEET TO A POINT ON THE NORTH LINE OF LOT 25, SAID BLOCK 55; SAID POINT BEING 25.00 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 25; THENCE N90°00'00"E ALONG AND EXTENDING SAID NORTH LINE OF LOT 25 A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF LOT 9, BLOCK 54, TOWN OF HUDSON; THENCE S80°00'00"E A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 9; THENCE N90°00'00"E ALONG AND EXTENDING SAID SOUTH LINE A DISTANCE OF 89.74 FEET TO THE CENTERLINE OF THE ALLEY IN SAID BLOCK 54; SAID ALLEY BEING VACATED BY THE TOWN OF HUDSON ORDINANCE NUMBER 51 DATED JUNE 6, 1955; THENCE S00°00'00"E ALONG SAID CENTERLINE A DISTANCE OF 176.00 FEET; THENCE S80°00'00"W ALONG THE NORTH LINE OF 5TH STREET A DISTANCE OF 318.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 1.167 ACRES OR 50815 SQUARE FEET MORE OR LESS.

PARCEL D:

LOT 2, MOTHERLODE REPLAT, TOWN OF HUDSON, COUNTY OF WELD, STATE OF COLORADO.

PROPERTY DESCRIPTIONS FROM THIS SURVEY: (PARCELS A, B & C ONLY)

PARCEL A:

ALL THAT PART OF LOTS 1 THROUGH 5, BLOCK 54, AND A PORTION OF THE VACATED ALLEY OF SAID BLOCK 54, TOWN OF HUDSON, AS DESCRIBED IN DEED RECORDED MARCH 15, 1993 AT RECEPTION NO. 2525810, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE COINCIDENT WITH THE NORTH LINE OF SAID NORTHEAST 1/4 NORTH 89°50'31" EAST, A DISTANCE OF 716.03 FEET; THENCE SOUTH 0°09'29" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; SAID POINT BEING 15.00 FEET EAST OF THE NORTHEAST CORNER OF SAID LOT 1, AND THE POINT OF BEGINNING; THENCE COINCIDENT WITH THE EASTERLY RIGHT OF WAY OF INTERSTATE 76 AS DESCRIBED AS PARCEL NO. 70 IN DEED RECORDED AUGUST 20, 1952 AT RECEPTION NO. 1136686 SOUTH 0°15'56" EAST, A DISTANCE OF 25.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2; THENCE COINCIDENT WITH SAID NORTH LINE SOUTH 89°50'30" WEST, A DISTANCE OF 5.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE COINCIDENT WITH THE WEST LINE OF SAID LOT 2 SOUTH 0°15'56" EAST, A DISTANCE OF 6.00 FEET; THENCE SOUTH 58°53'19" EAST, A DISTANCE OF 146.39 FEET TO A POINT 7.00 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 5; THENCE NORTH 89°44'04" EAST, A DISTANCE OF 8.00 FEET TO THE CENTERLINE OF THE VACATED ALLEY OF BLOCK 54 AS VACATED BY ORDINANCE NO. 51 RECORDED JUNE 10, 1955 AT RECEPTION NO. 1207480; THENCE COINCIDENT WITH SAID CENTERLINE NORTH 0°15'56" WEST, A DISTANCE OF 106.87 FEET TO THE NORTH LINE OF SAID BLOCK 54; THENCE COINCIDENT WITH SAID NORTH LINE SOUTH 89°50'31" WEST, A DISTANCE OF 117.89 FEET TO THE POINT OF BEGINNING, CONTAINING 0.21 ACRES, MORE OR LESS, TOWN OF HUDSON, COUNTY OF WELD, STATE OF COLORADO.

SUBJECT TO A MUTUAL COVENANT OF INGRESS AND EGRESS AS RECORDED JULY 2, 1964 AT RECEPTION NO. 1439992.

PARCEL B:

ALL THAT PART OF BLOCKS 54 AND 55, A PORTION OF VACATED FIR STREET, AND A PORTION OF THE VACATED ALLEY AS VACATED BY ORDINANCE NO. 51 RECORDED JUNE 10, 1955 AT RECEPTION NO. 1207480, TOWN OF HUDSON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE COINCIDENT WITH THE NORTH LINE OF SAID NORTHEAST 1/4 NORTH 89°50'31" EAST, A DISTANCE OF 716.03 FEET; THENCE SOUTH 0°09'29" EAST, A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 1; SAID POINT BEING 15.00 FEET EAST OF THE NORTHEAST CORNER OF SAID LOT 1; THENCE COINCIDENT WITH THE EASTERLY RIGHT OF WAY OF INTERSTATE 76 AS DESCRIBED AS PARCEL NO. 70 IN DEED RECORDED AUGUST 20, 1952 AT RECEPTION NO. 1136686 SOUTH 0°15'56" EAST, A DISTANCE OF 25.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2; THENCE COINCIDENT WITH SAID NORTH LINE SOUTH 89°50'30" WEST, A DISTANCE OF 5.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE COINCIDENT WITH THE WEST LINE OF SAID LOT 2 SOUTH 0°15'56" EAST, A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 28°29'06" WEST, A DISTANCE OF 15.00 FEET TO THE NORTHWEST CORNER OF LOT 23, SAID BLOCK 55; THENCE COINCIDENT WITH SAID EASTERLY RIGHT OF WAY AS DESCRIBED AS PARCEL NO. 68 IN SAID DEED; THENCE COINCIDENT WITH SAID EASTERLY RIGHT OF WAY SOUTH 28°29'06" WEST, A DISTANCE OF 55.67 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 24; THENCE COINCIDENT WITH SAID SOUTH LINE EXTENDED EAST NORTH 89°04'11" EAST, A DISTANCE OF 84.83 FEET TO THE NORTHWEST CORNER OF LOT 9, SAID BLOCK 54; THENCE SOUTH 80°09'53" EAST, A DISTANCE OF 8.00 FEET TO A POINT ON THE SOUTH LINE OF LOT 9, SAID BLOCK 54; THENCE COINCIDENT WITH SAID SOUTH LINE NORTH 89°50'24" EAST, A DISTANCE OF 89.73 FEET TO A POINT ON THE CENTERLINE OF SAID VACATED ALLEY; THENCE COINCIDENT WITH SAID CENTERLINE NORTH 0°15'56" WEST, A DISTANCE OF 117.89 FEET; THENCE SOUTH 89°44'04" WEST, A DISTANCE OF 8.00 FEET TO A POINT 7.00 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 5, SAID BLOCK 54; THENCE NORTH 58°53'19" EAST, A DISTANCE OF 146.39 FEET TO THE POINT OF BEGINNING, CONTAINING 0.62 ACRES, MORE OR LESS, TOWN OF HUDSON, COUNTY OF WELD, STATE OF COLORADO.

SUBJECT TO A MUTUAL COVENANT OF INGRESS AND EGRESS AS RECORDED JULY 2, 1964 AT RECEPTION NO. 1439992.

PARCEL C:

ALL THAT PART OF BLOCKS 54 AND 55, A PORTION OF VACATED FIR STREET, AND A PORTION OF THE VACATED ALLEY AS VACATED BY ORDINANCE NO. 51 RECORDED JUNE 10, 1955 AT RECEPTION NO. 1207480, TOWN OF HUDSON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER SAID BLOCK 55; THENCE COINCIDENT WITH THE EASTERLY RIGHT OF WAY OF INTERSTATE 76 AS DESCRIBED AS PARCEL NO. 70 IN DEED RECORDED AUGUST 20, 1952 AT RECEPTION NO. 1136686 NORTH 26°29'06" EAST, A DISTANCE OF 223.45 FEET TO A POINT ON THE NORTH LINE OF LOT 25, SAID BLOCK 55; THENCE COINCIDENT WITH SAID NORTH LINE EXTENDED EAST NORTH 89°04'11" EAST, A DISTANCE OF 84.83 FEET TO THE NORTHWEST CORNER OF LOT 9, SAID BLOCK 54; THENCE SOUTH 80°09'53" EAST, A DISTANCE OF 8.00 FEET TO A POINT ON THE SOUTH LINE OF LOT 9, SAID BLOCK 54; THENCE COINCIDENT WITH SAID SOUTH LINE NORTH 89°50'24" EAST, A DISTANCE OF 89.73 FEET TO A POINT ON THE CENTERLINE OF SAID VACATED ALLEY; THENCE COINCIDENT WITH SAID CENTERLINE SOUTH 0°15'56" EAST, A DISTANCE OF 117.89 FEET TO THE SOUTH LINE OF SAID BLOCK 54; THENCE COINCIDENT WITH THE SOUTH LINE OF SAID BLOCK 54 AND BLOCK 55 SOUTH 89°44'04" WEST, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.17 ACRES, MORE OR LESS, TOWN OF HUDSON, COUNTY OF WELD, STATE OF COLORADO.

SUBJECT TO A MUTUAL COVENANT OF INGRESS AND EGRESS AS RECORDED JULY 2, 1964 AT RECEPTION NO. 1439992.

NOTES:

- 1) BASIS OF BEARING: THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 1 NORTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 89°00'31" EAST, AS MONUMENTED HEREON WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.
- 2) DISTANCES SHOWN ON THIS LAND SURVEY PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
- 3) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 4) ANY PERSON WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY PUBLIC LAND SURVEY MONUMENT, AS DEFINED BY SECTION 38-53-103 (18), C.R.S. OR CONTROL CORNER, AS DEFINED IN SECTION 38-53-103 (8), C.R.S., OR A RESTORATION OF ANY SUCH MONUMENT OR WHO KNOWINGLY REMOVES OR KNOWINGLY CAUSES TO BE REMOVED ANY BEARING TREE KNOWING SUCH IS A BEARING TREE OR OTHER ACCESSORY, AS DEFINED BY SECTION 38-53-103 (1), C.R.S., EVEN IF SAID PERSON HAS TITLE TO THE LAND ON WHICH SAID MONUMENT OR ACCESSORY IS LOCATED, COMMITS A CLASS 2 MISDEMEANOR UNLESS, PRIOR TO SUCH REMOVAL, SAID PERSON HAS CAUSED A COLORADO PROFESSIONAL LAND SURVEYOR TO ESTABLISH AT LEAST TWO WITNESS CORNERS OR REFERENCE MARKS FOR EACH SUCH MONUMENT OR ACCESSORY REMOVED AND HAS FILED OR CAUSED TO BE FILED A MONUMENT RECORD PURSUANT TO ARTICLE 53 OF TITLE 38, C.R.S.
- 5) CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.
- 6) THE DEED REFERRED TO IN THE PARCEL A PROPERTY DESCRIPTION COVERS ALL OF PARCEL A AS IT NOW EXISTS. THE SUBSEQUENT DEED RECORDED APRIL 6, 1993 AT RECEPTION NO. 2328177 DOES NOT INCLUDE THE VACATED ALLEY FROM ORDINANCE NO. 51 DATED JUNE 10, 1955. THE LATEST DEED RECORDED DECEMBER 19, 1996 DOES NOT INCLUDE THE VACATED ALLEY AND DOES NOT EXCEPT THE WEST 15 FEET OF LOT 1 AS CONVEYED TO THE STATE HIGHWAY COMMISSION OF COLORADO RECORDED AUGUST 2, 1952 AT RECEPTION NO. 1136686.
- 7) ACCORDING TO THE WELD COUNTY ASSESSOR, THE DEED SHOWN AS PARCEL B DESCRIPTION IS THE CURRENT DEED FOR THIS PARCEL. THIS DESCRIPTION INCLUDES ALL OF PARCEL B AND PARCEL C. A DEED WITH A DESCRIPTION OF ONLY PARCEL B WAS NOT FOUND IN THE COUNTY RECORDS.
- 8) NO TITLE COMMITMENT WAS PROVIDED AT THE TIME OF THIS SURVEY. EASEMENTS AND RIGHTS OF WAY SHOWN HEREON WERE RESEARCHED BY AMERICAN WEST LAND SURVEYING CO. AND ARE SHOWN HEREON.

SURVEYOR'S CERTIFICATE:

I, MERLE R. HOOS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY ME TO DETERMINE OWNERSHIP.

MERLE R. HOOS P.L.S. 38046
FOR AND ON BEHALF OF
AMERICAN WEST LAND SURVEYING CO.,
A COLORADO CORPORATION



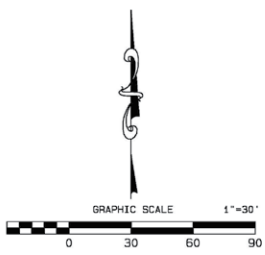
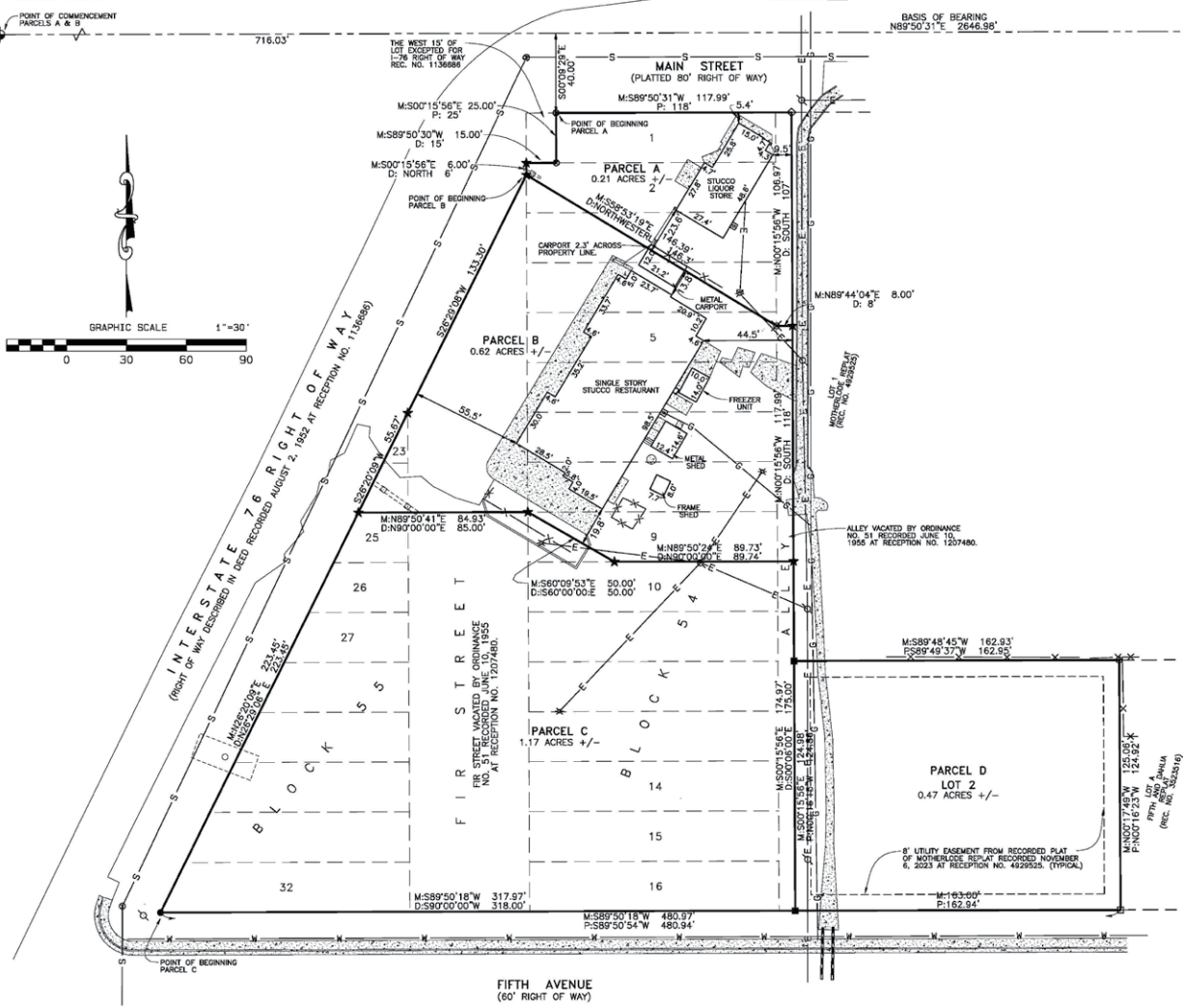
Improvement Survey Plat

Located in the Northeast 1/4 of Section 10,
Township 1 North, Range 65 West of the 6th P.M.,
Town of Hudson, County of Weld, State of Colorado

Sheet 2 of 2

NORTHWEST CORNER OF THE
NORTHEAST 1/4 OF SECTION 10,
(NORTH 1/4 CORNER SECTION 10)
FOUND BY BRASS CAP LS 39065
IN CONCRETE FLOWPAN.

NORTHEAST CORNER SECTION 10,
FOUND 3 1/4" ALUMINUM CAP
LS 20885 IN RANGE BOX.



- LEGEND:**
- ◆ = SECTION CONTROL MONUMENT AS NOTED HEREON.
 - ★ = SET 5/8" X 24" REBAR WITH 2" ALUMINUM CAP LS 38046.
 - ⊙ = SET MAG NAIL & BRASS TAG LS 38046 IN ASPHALT.
 - ⊗ = SET DUPLEX NAIL & BRASS TAG LS 38046 IN TOP OF RAILROAD TIE POST.
 - = FOUND 5/8" REBAR WITH 2" ALUMINUM CAP LS 37971.
 - = FOUND 1/2" REBAR WITH RED PLASTIC CAP LS 12330.
 - = FOUND 5/8" REBAR WITH ORANGE PLASTIC CAP LS 25937.
 - = FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP LS 29048.
 - ⚡ = POWER POLE.
 - ⊛ = LIGHT POLE.
 - E — E — = OVERHEAD UTILITY LINES.
 - ⊕ = SEWER MANHOLE.
 - S — S — = SANITARY SEWER LINE.
 - ⊞ = GAS METER.
 - G — G — = GAS LINE.
 - W — W — = WATER LINE.
 - X — X — = FENCE LINE.
 - H.P.E. — = H.D.P.E. STORM PIPE.
 - B.B. — = BILLBOARD/BUSINESS SIGN.
 - A.P.B. — = ADJACENT PROPERTY BOUNDARY.
 - E.L. — = EASEMENT LINE.
 - I.P.L. — = INTERNAL PLATTED LOT LINES.
 - ▨ = CONCRETE.
- M: = BEARINGS AND DISTANCES AS MEASURED BY THIS SURVEY.
P: = BEARINGS AND DISTANCES FROM THE RECORDED PLATS OF THE TOWN OF HUDSON AND MOTHERLODE REPLAT.
D: = BEARINGS AND DISTANCES FROM THE RECORDED DEEDS FOR THE PARCELS SURVEYED HEREON.



American West
Land Surveying Co.
A Family Owned Corporation Since 1991
PO Box 129, Brighton, CO 80601 • P: 303-658-1532 • mhw@amw.com
SCALE 1" = 30' DRAWN BY: MRR | CHECKED BY: CCH | DATE: December 16, 2025
FILE: Z:\Hudson, Town of\PEPPER PLOD.psd JOB NO. 25-1 REVISIONS

WHY THIS SITE WORKS

High Traffic, High Exposure Location

With strong traffic volumes on both I 76 and Hwy 52, this interchange delivers consistent customer flow from commuters, truck traffic, and regional travelers. Prominent visibility from the interstate amplifies branding and signage impact.

Strategic Front Range Positioning

The site sits just 30–40 minutes from Denver and DIA, making it a natural stop for fuel, food, convenience, and highway oriented retail. Its frontage along two major corridors ensures seamless access and exceptional market reach.

Flexible C-1 Commercial Zoning and Potential Mixed Use Designation

The broad zoning allows for a full spectrum of commercial uses including:

- Fuel & convenience
- QSR or sit down restaurants
- Hotel/lodging
- Retail or service based users
- Redevelopment or multi tenant concepts
- [Click Here to View C-1 Zoning Uses by Right](#)
- [Click Here to View B Zoning Uses by Right](#)

This flexibility minimizes entitlement hurdles and expedites development readiness

Inclusions and Utilities

- 150 KW Backup Generator (Natural Gas)
- Three Walk-in Refrigerators in Restaurant
- One Walk-in Freezer
- One Walk-In Refrigerator in Liquor Store
- All Restaurant & Bar Equipment Included
(baking, meat cutting, convection ovens, draft beer system, char broiler, furniture, dishes, glassware, etc.)
- 16' Vented Hood System with Fire Suppression System
- City Water & Sewer
- Atmos Energy Gas
- United Power Electrical (3 phase service)
- Two Large Exterior Business Signs
- One Large Highway Sign (Lease Revenue)





A MARKET ON THE RISE

Strong Demographics & Growing Housing Base

Hudson's population and household incomes continue to rise, supported by new home communities such as Hudson Hills and additional planned subdivisions. Young families, working professionals, and an increasing commuter population are driving strong demand for additional retail, dining, and services.

Bandimere Speedway is Relocating to Hudson

Transforming Hudson into a regional entertainment hub, Bandimere Speedway is planning to relocate on a 1,100 acre site. The site will initially include a drag strip with the ability to expand over time into a broader motorsports and events campus, anticipating around 20 major events per year. It is expected to catapult the area's tourism spending and be a significant boost to the region

BNSF Logistics Center

BNSF has a current 430-acre industrial/logistics hub and planned 2,700 acre intermodal + logistics park projected to generate 10,000–20,000 jobs and up to 20 million sq. ft. of development. These developments strengthen Hudson's long term demand for food, retail, services, hotels, and highway oriented commercial uses.

Momentum from National Retailers

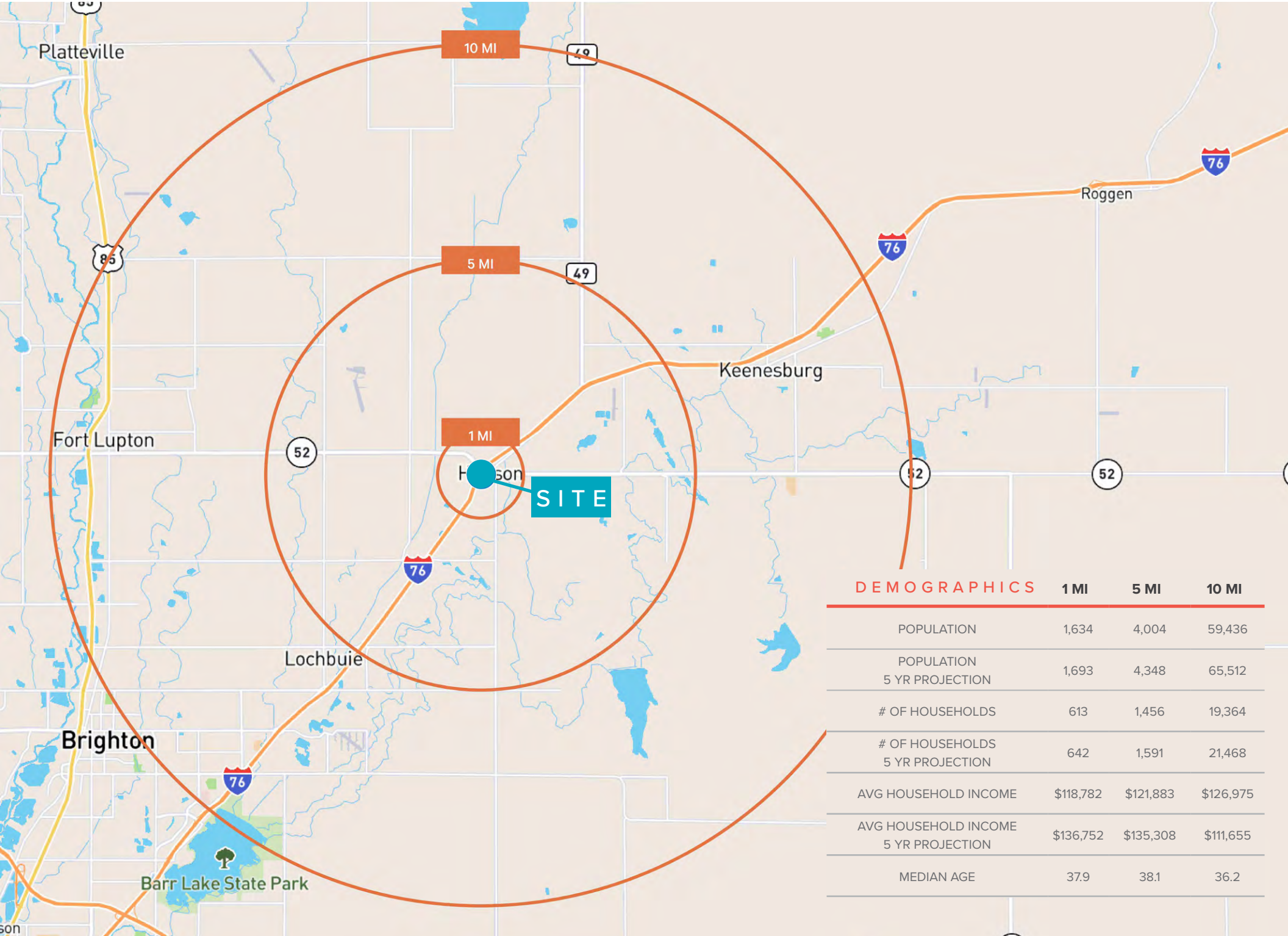
National brands such as the below have already validated the market, demonstrating strong confidence in Hudson's growth trajectory.



Major Catalytic Development Nearby

Hudson is quickly becoming a regional growth hub with multiple high impact projects including:

- Pilot/Flying J Subdivision
- Hudson Hills Phase 2+
- QuikTrip
- Multiple new retail and service tenants



DEMOGRAPHICS

	1 MI	5 MI	10 MI
POPULATION	1,634	4,004	59,436
POPULATION 5 YR PROJECTION	1,693	4,348	65,512
# OF HOUSEHOLDS	613	1,456	19,364
# OF HOUSEHOLDS 5 YR PROJECTION	642	1,591	21,468
AVG HOUSEHOLD INCOME	\$118,782	\$121,883	\$126,975
AVG HOUSEHOLD INCOME 5 YR PROJECTION	\$136,752	\$135,308	\$111,655
MEDIAN AGE	37.9	38.1	36.2



*530-540 Fir Street
Hudson, CO 80642*

PLEASE CONTACT:

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Vice President

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