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

## Hudson, CO 80642

## (To Be Annexed Into Lochbuie)

Industrial Development Land

**SIGNIFICANT PRICE REDUCTION!**

CONFIDENTIAL OFFERING MEMORANDUM

GOODMAN COMMERCIAL

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## 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.


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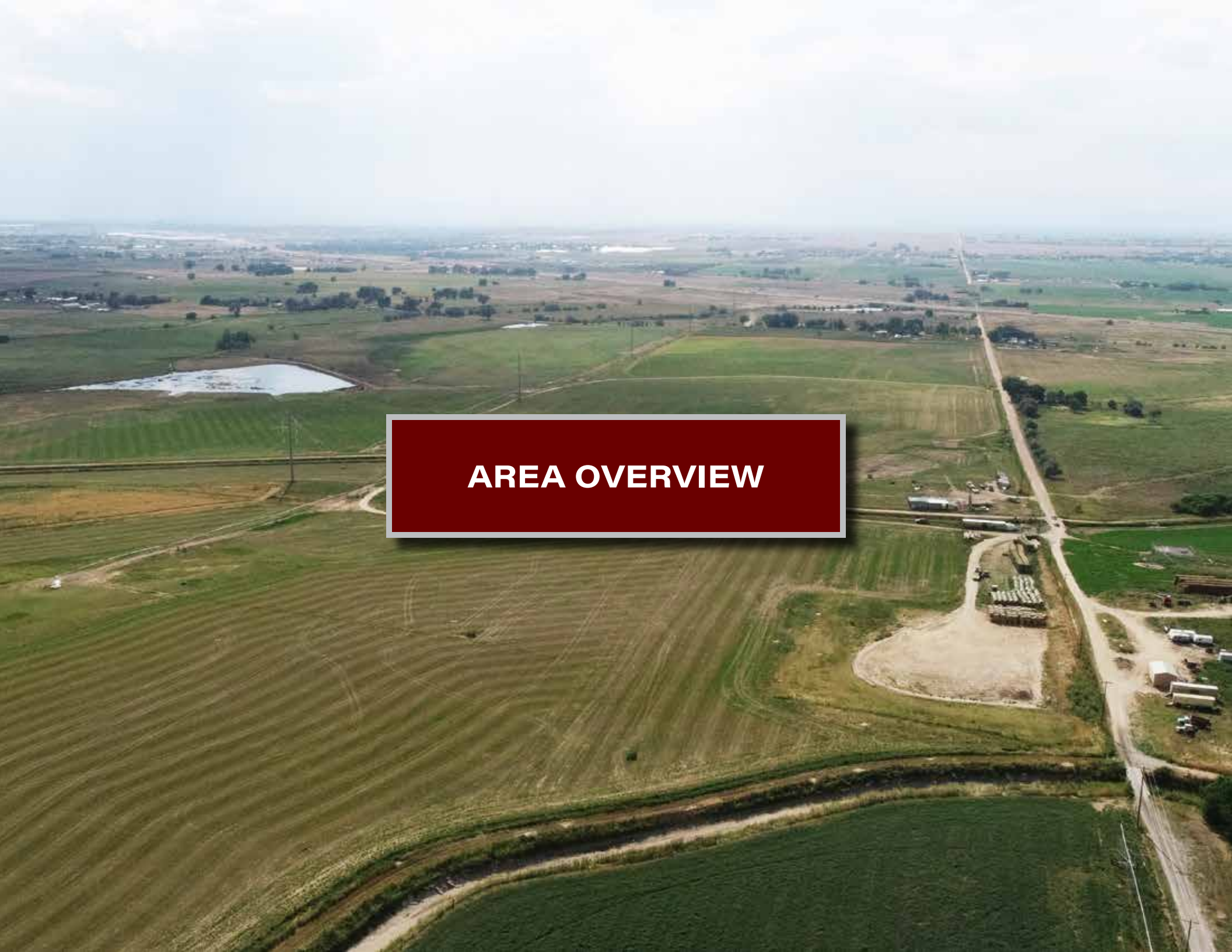
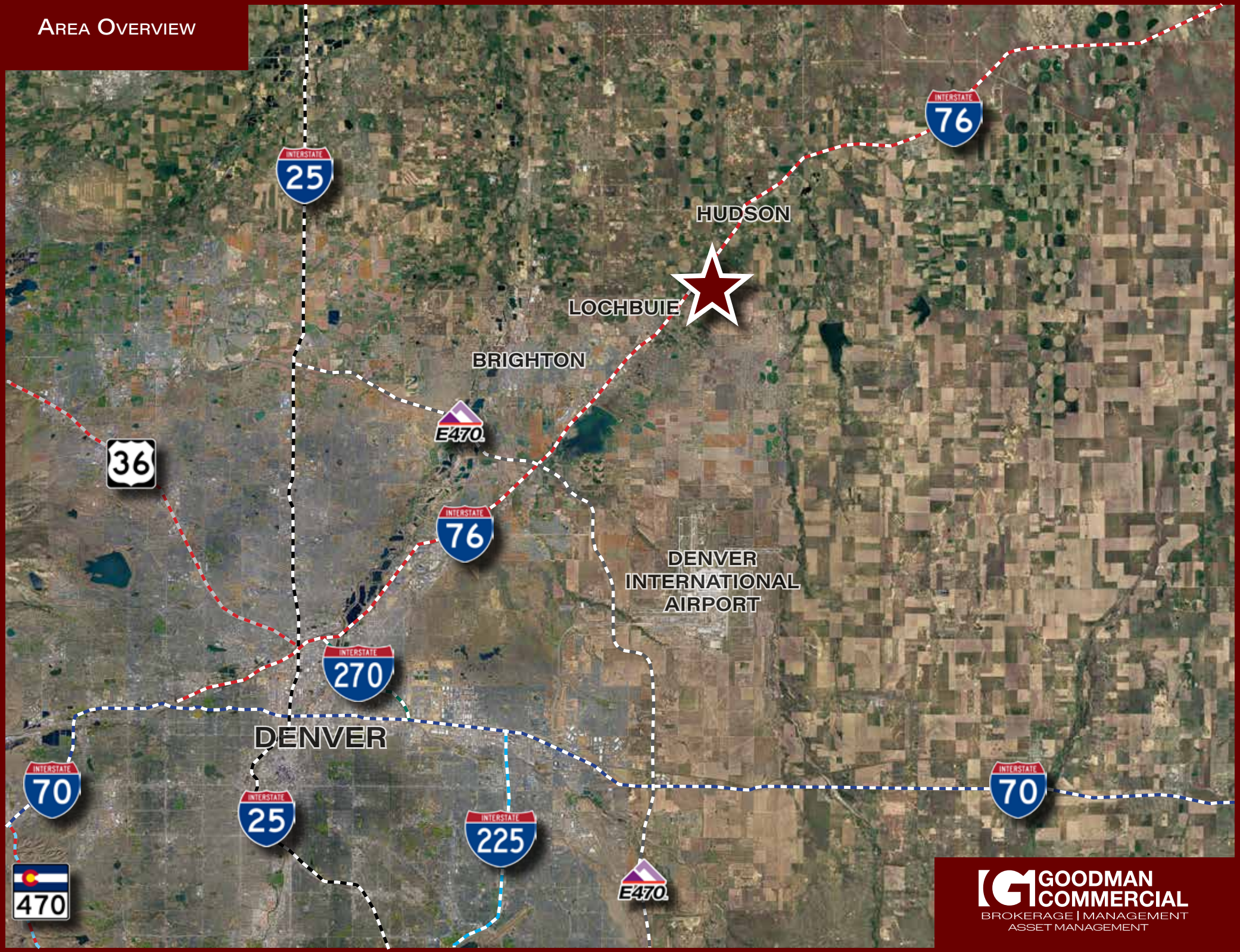


# AREA OVERVIEW

# Area Overview

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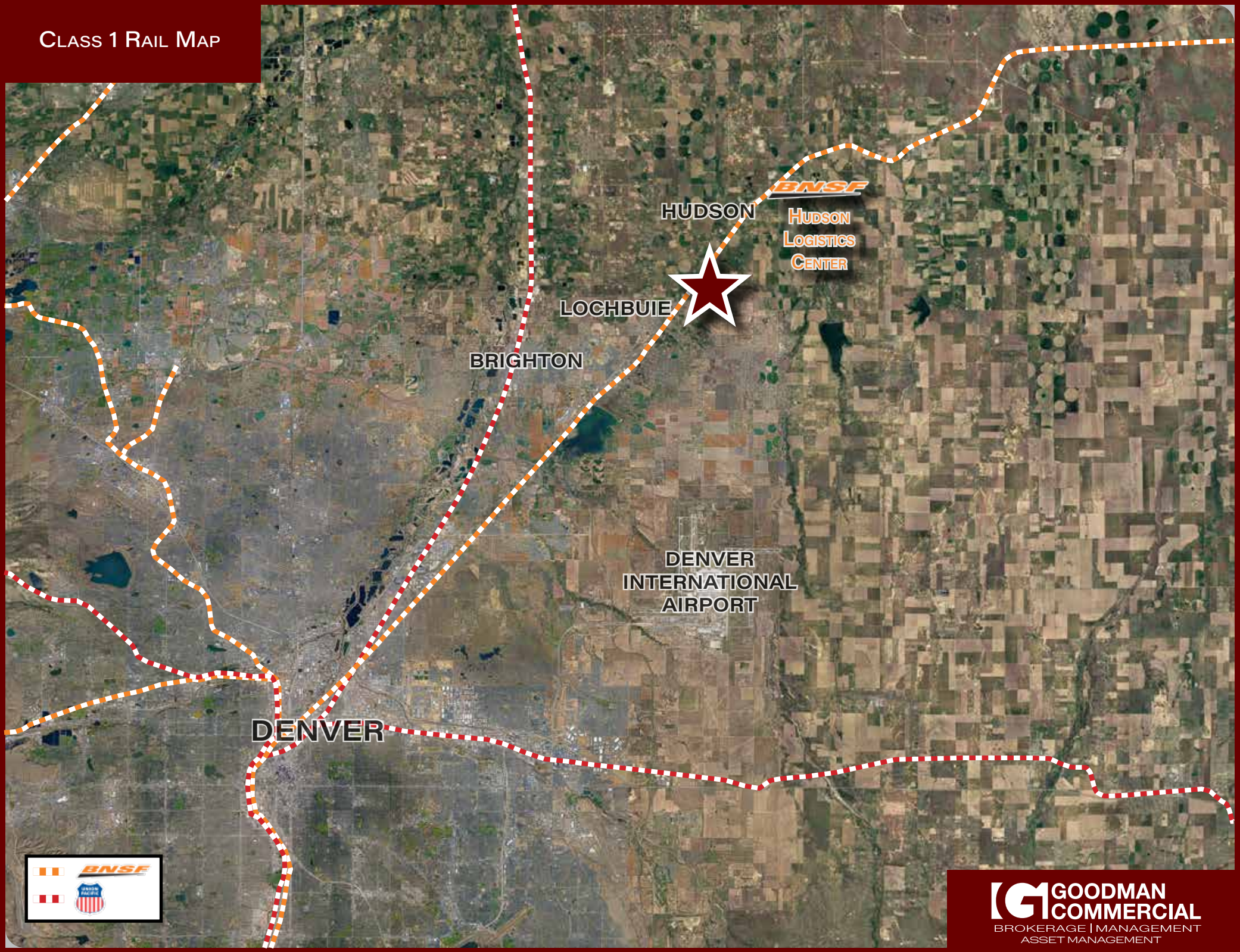
# Class 1 Rail Map

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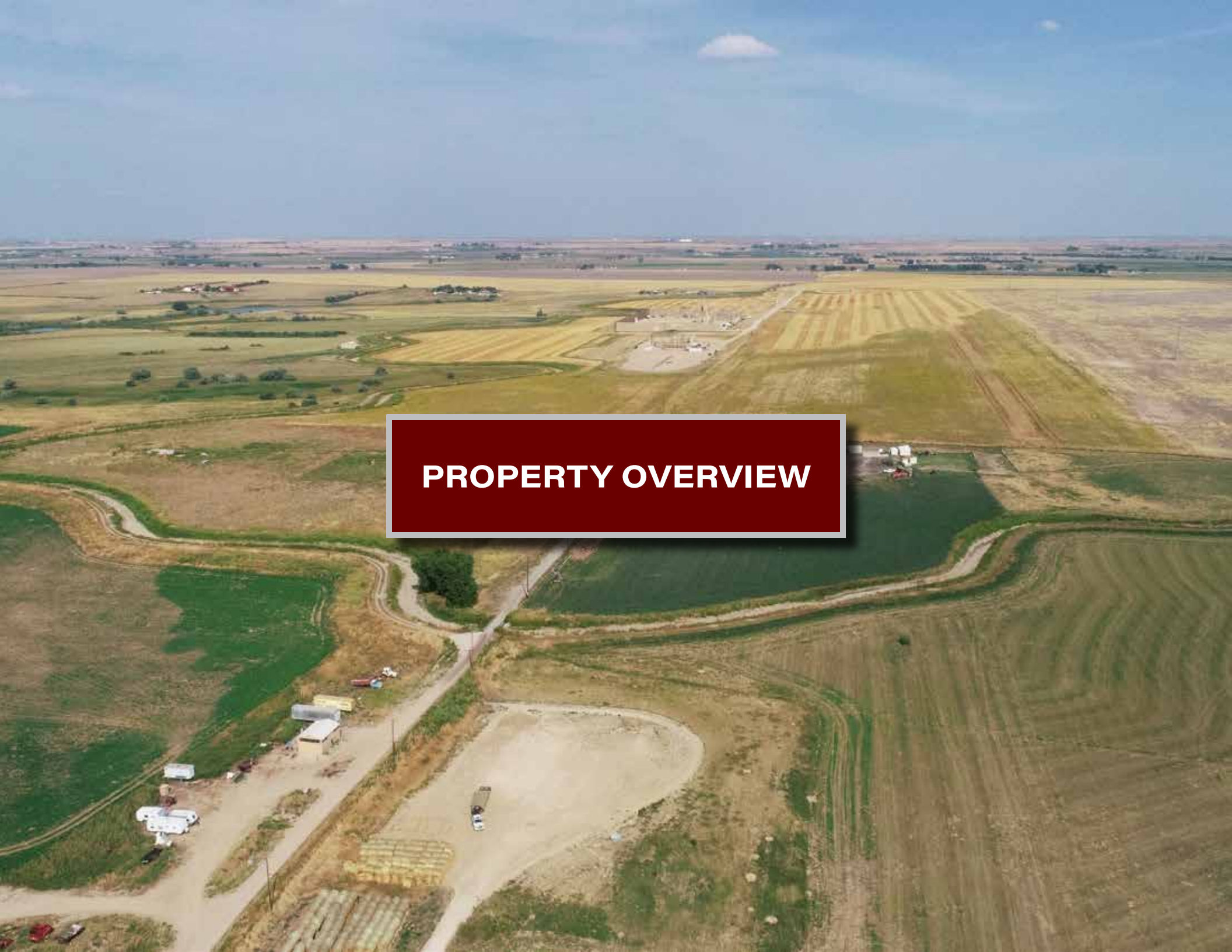


# PROPERTY OVERVIEW

# 1952 W.C.R 41 & 20962 W.C.R 6
## Hudson, CO

| | |
|---|---|
| Price: | ~~$30,000,000~~ **$15,642,000** |
| Total Lot Size (Acres): | 260.7 +/- |
| Total Lot Size (SF): | 11,356,092 +/- |
| Price Per Acre: | ~~$115,075~~ **$60,000** |
| Price Per SF: | ~~$2.64~~ **$1.38** |

## Property Highlights

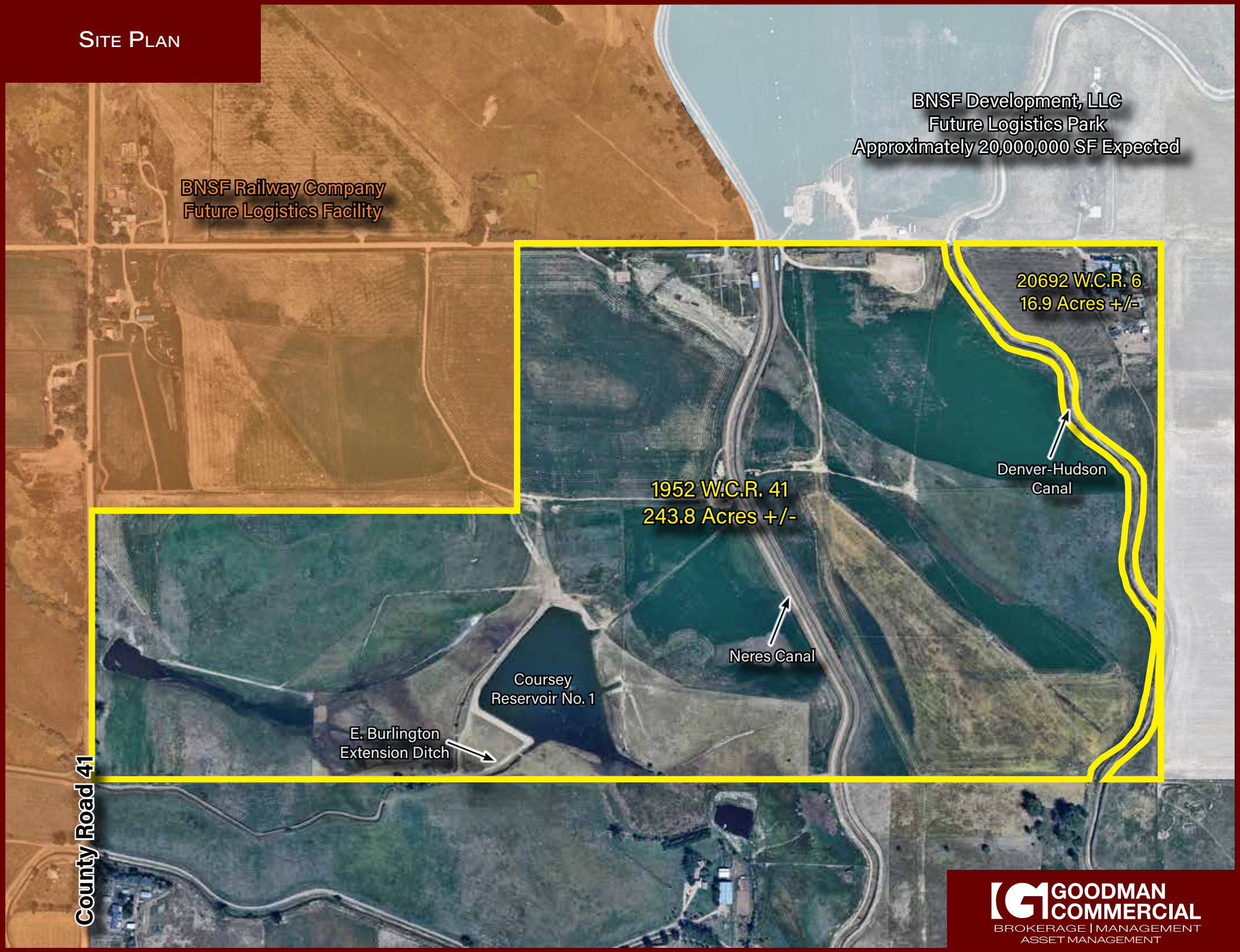
- 260.7 Acres of Land Surrounded by the new BNSF Logistics Facility and Logistics Park.
- The Logistics Park is Expected to Include Approximately 20,000,000 Square Feet of Warehouse Space.
- Property currently in Unincorporated Weld County and is to be Annexed into the Town of Lochbuie and zoned Industrial. 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.
- Water Rights owned by Seller are available as a separate transaction.
- Seller requires a mid-term leaseback for 20692 C.R. 6 at minimal rent.

## Available Water Rights

| | |
|---|---|
| **Ditch Company:** | FRICO |
| **Canals/Ditches:** | Denver-Hudson, Neres, Burlington |
| **Maximum Shares Available*:** | 15 |
| **Price Per Share:** | $150,000 |
| **Average (5-Yr) Distribution per Share:** | 4.25 Acre-Feet |
| **Average (5-Yr) Distribution (15 Shares):** | 63.75 Acre-Feet (20,773,001 Gal) |

*Contact Broker for Specific Availability Terms

# Site Plan

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# BNSF Kansas City Logistics Park

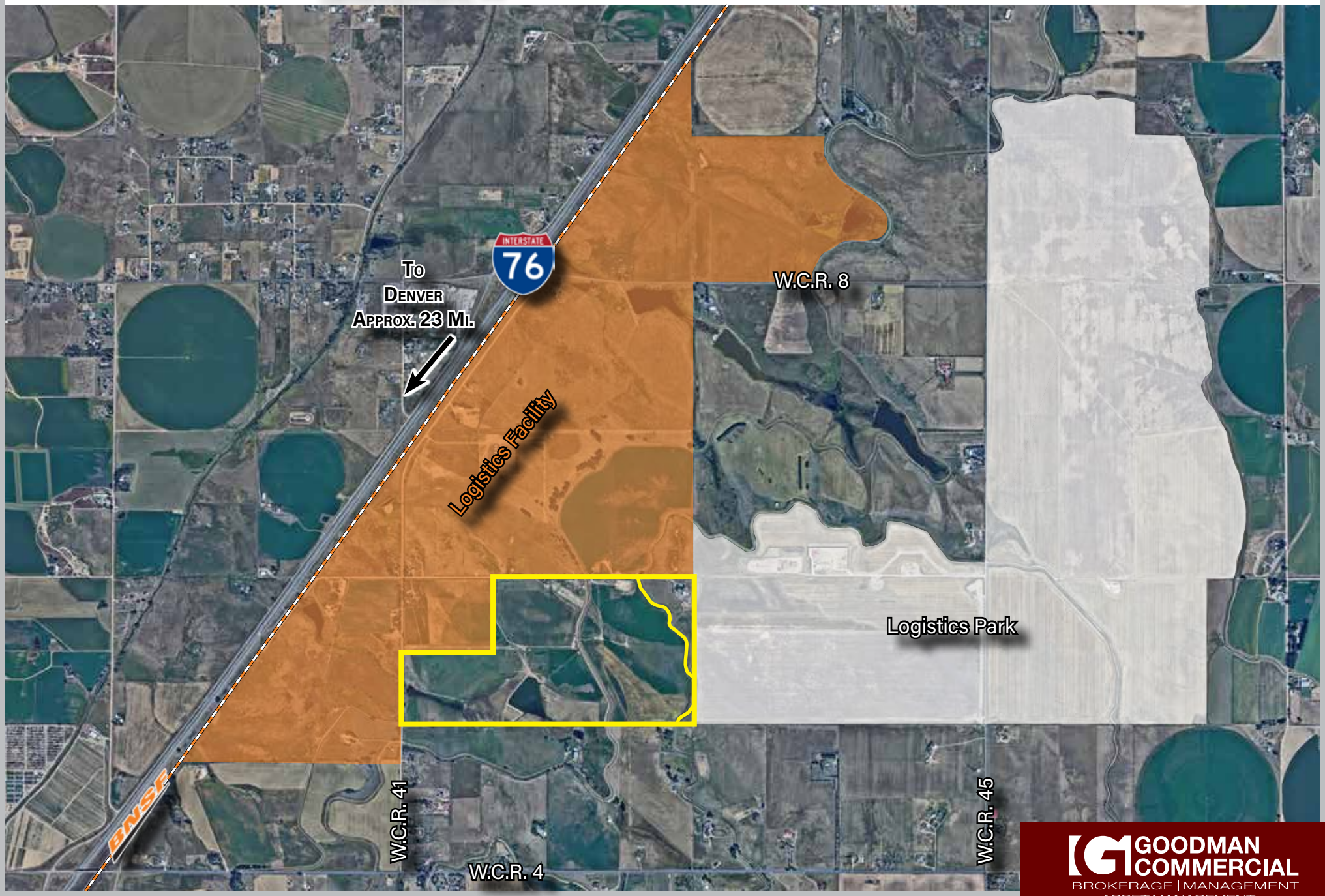
"The Kansas City facility has been touted as comparable to what is planned in Weld County and includes capacity for 14.4 million square feet of industrial and warehouse development." *Christopher Wood for BizWest*

*Logos used are for illustrative purposes only and are the property of their respective owner(s).*

*Boundaries of Logistics Facility and Logistics Park are estimates and are representative only.*

# BNSF Hudson Logistics Park

"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."

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BNSF Railway Company
Future Logistics Facility
BNSF Development, LLC
Future Logistics Park

BNSF Development, LLC
Future Logistics Park
Denver-Hudson Canal
BNSF Railway Company
Future Logistics Facility

BNSF Development, LLC
Future Logistics Park
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