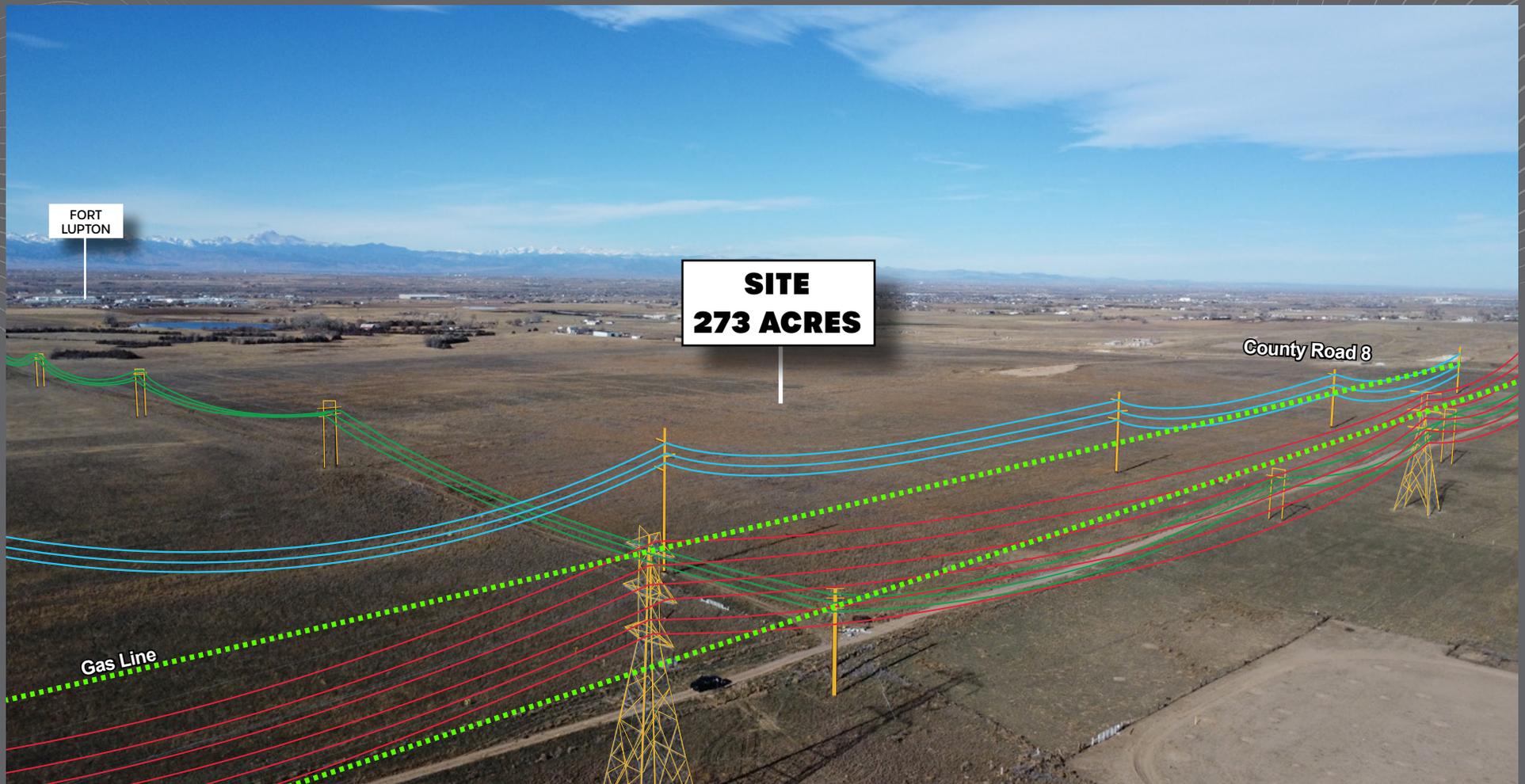


# Where infrastructure sets the limit and the limit is *extraordinary*



Unmatched access to power infrastructure with 5 diverse utilities

» Fort Lupton, Weld County, Colorado

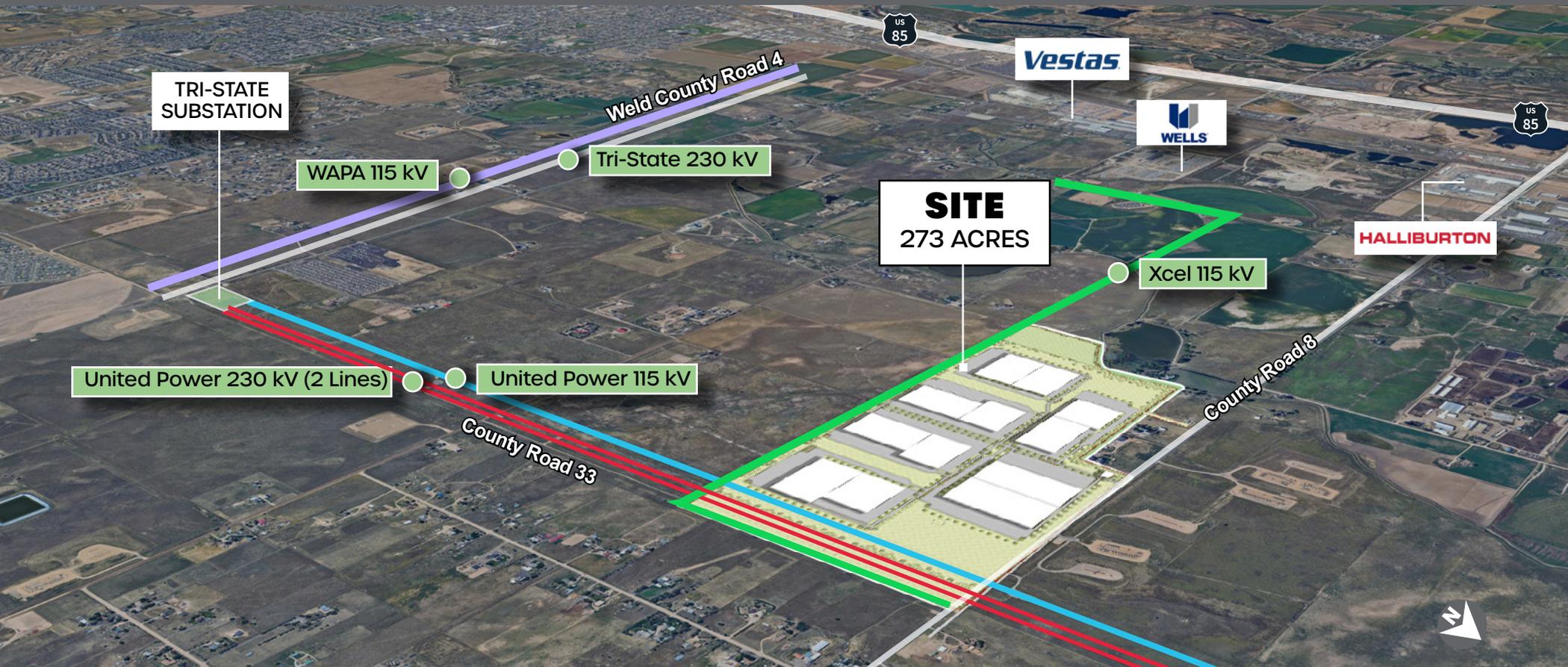


# Introducing Colorado's most connected site

Situated at the crossroads of the most diverse natural gas and electrical infrastructure in the Denver metro area, with 3 independent electrical grids and 2 high pressure natural gas lines intersecting at the site.



# Ideal site for advanced manufacturing, energy intensive users and data center development



## Property Description

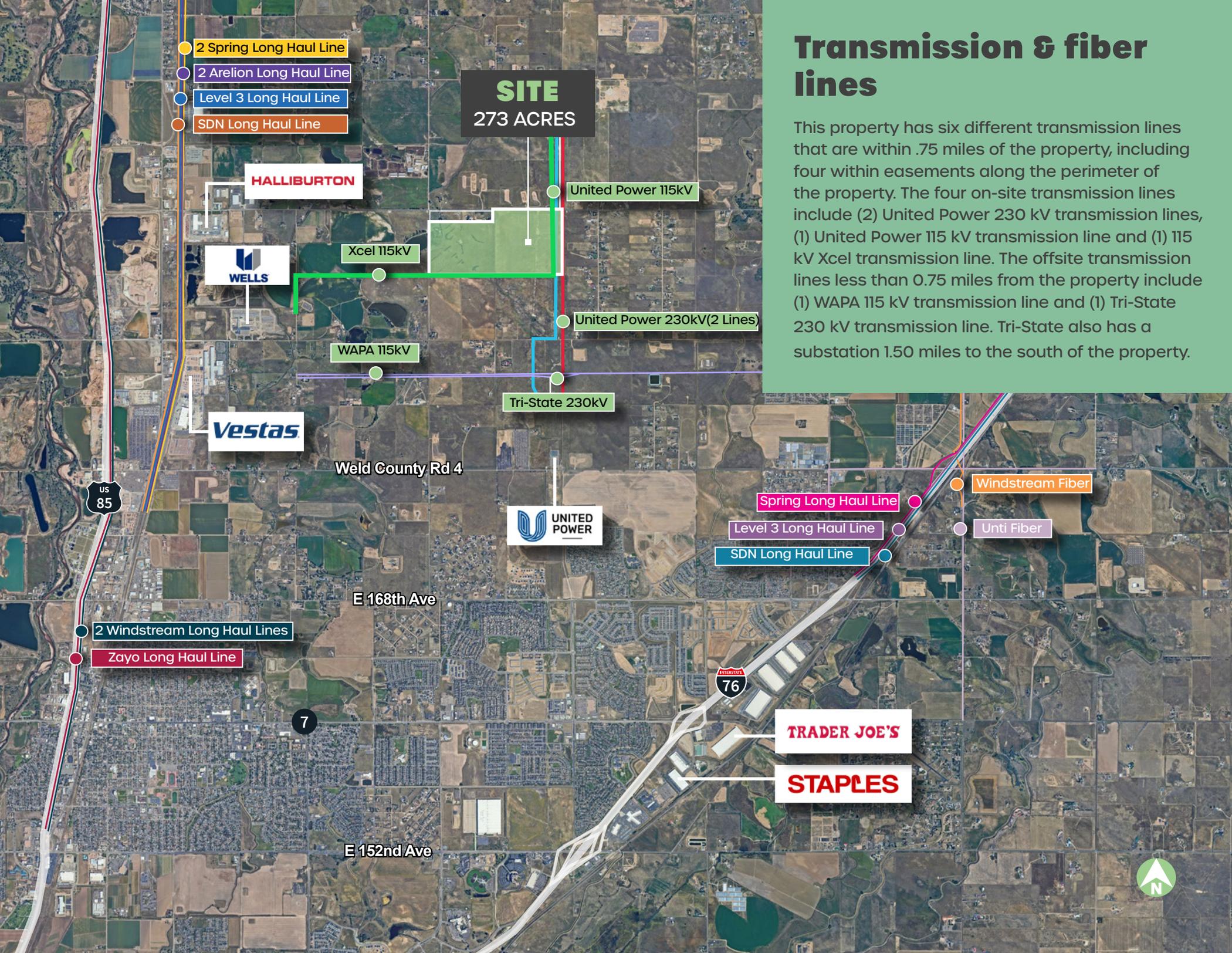
This site totals 273 acres and is located three miles east of Highway 85 and four miles west of I-76 in Weld County, Colorado. This site caters to a wide variety of users including data center, manufacturing, and distribution. The property has been annexed into Fort Lupton to access domestic water and sewer.

## Property Highlights

- 3 miles east of Highway 85 & 4 miles west of I-76.
- Located in Weld County.
- Xcel, United Power, WAPA and Tri-State Power available.
- Six different fiber providers within four miles of property.
- United Power is a member-owned distribution electric cooperative serving 900 square miles along the north-central Front Range in Colorado.

# Transmission & fiber lines

This property has six different transmission lines that are within .75 miles of the property, including four within easements along the perimeter of the property. The four on-site transmission lines include (2) United Power 230 kV transmission lines, (1) United Power 115 kV transmission line and (1) 115 kV Xcel transmission line. The offsite transmission lines less than 0.75 miles from the property include (1) WAPA 115 kV transmission line and (1) Tri-State 230 kV transmission line. Tri-State also has a substation 1.50 miles to the south of the property.

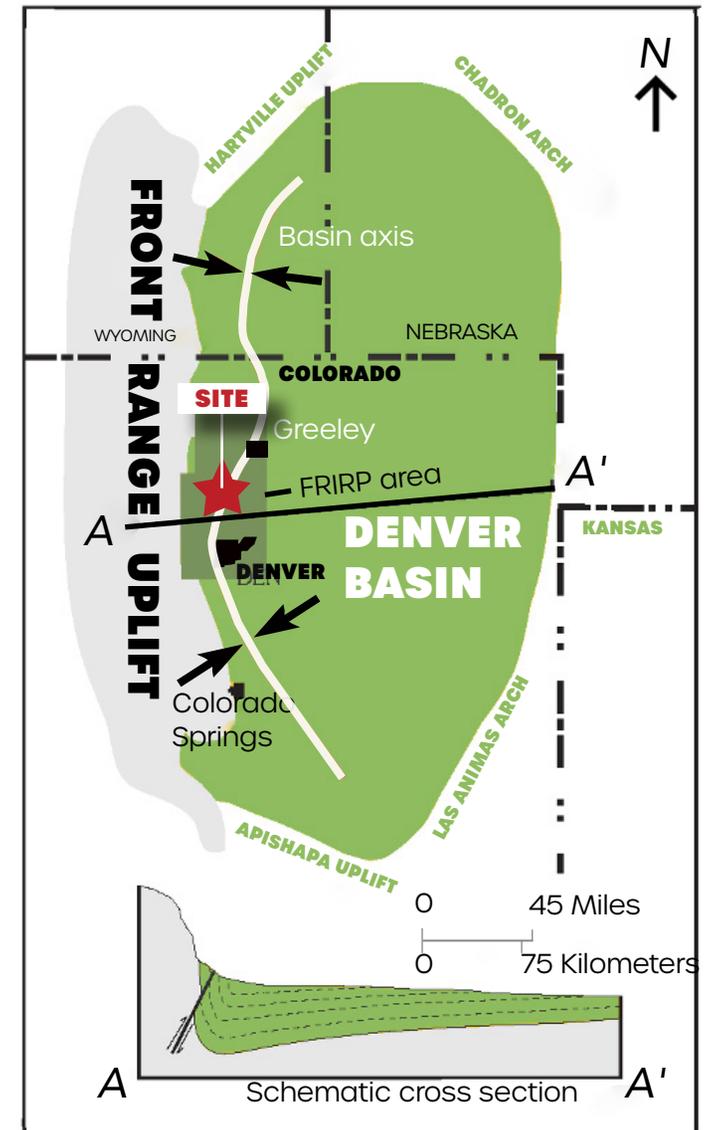


# Centered in the Denver Basin: Colorado's Strategic Energy Corridor

Positioned beneath Colorado's Front Range, the Denver Basin is one of the region's most resource-rich and infrastructure-dense areas – making sites within it uniquely valuable for energy, industrial and utility-driven development.

## Key Advantages:

-  **Major Energy Hub:** Home to significant natural gas and petroleum resources, including the prolific Wattenberg Field.
-  **Infrastructure-Rich:** Decades of energy activity have built out strong pipeline and electrical networks across the basin.
-  **Growth Corridor:** Sits under the Front Range's fastest-growing communities and commercial hubs.
-  **Resource Security:** Contains important groundwater aquifers supporting long-term regional development.
-  **Regional Reach:** Extends across the Denver metro area and beyond, reinforcing its importance for logistics, utilities, and energy planning.



# Thriving growth and quality of life

Denver and Boulder compose two of the country's most sought-after markets, driven by robust job growth, diverse industry bases, and educated labor forces. These centrally located cities offer an appealing blend of compelling career opportunities and an exceptional quality of life, making them sought-after destinations for modern living and dynamic workplaces.

**#5**

State in the U.S. for the highest employment level in aerospace

*U.S. Bureau of Labor Statistics, 2023*

**#3**

State in the U.S. with a Bachelor's Degree or Higher

*Worth Population Review 2024*

**#7**

Colorado is ranked #7 in net gain of technology jobs in 2023

*Denver Business Journal, 2023*

**#4**

Colorado ranked #4 for economy/business environment

*U.S. News and World Report*

**#3**

Boulder is the 3rd best places for young professionals to live

*Real Estate US News, 2023*

**#11**

State in the U.S. for the highest employment level in aerospace

*U.S. Bureau of Labor Statistics, 2023*

**#5**

State in the U.S. with a Bachelor's Degree or Higher

*World Population Review, 2004*

**#1**

Colorado is ranked #7 in net gain of technology jobs in 2023

*Denver Business Journal, 2023*

**9**

Colorado ranked #4 for economy/business environment

*U.S. News and World Report*

**#16**

Boulder is the 3rd best places for young professionals to live

*Real Estate US News, 2023*

## Stable economy

Denver's economy is one of the strongest in the country due to the area's overall economic activity, economic health, and innovation potential.

## Denver ranked

**9<sup>th</sup>**

richest city in the United States

*Jargan Josh, 2024*

## Colorado Ranked

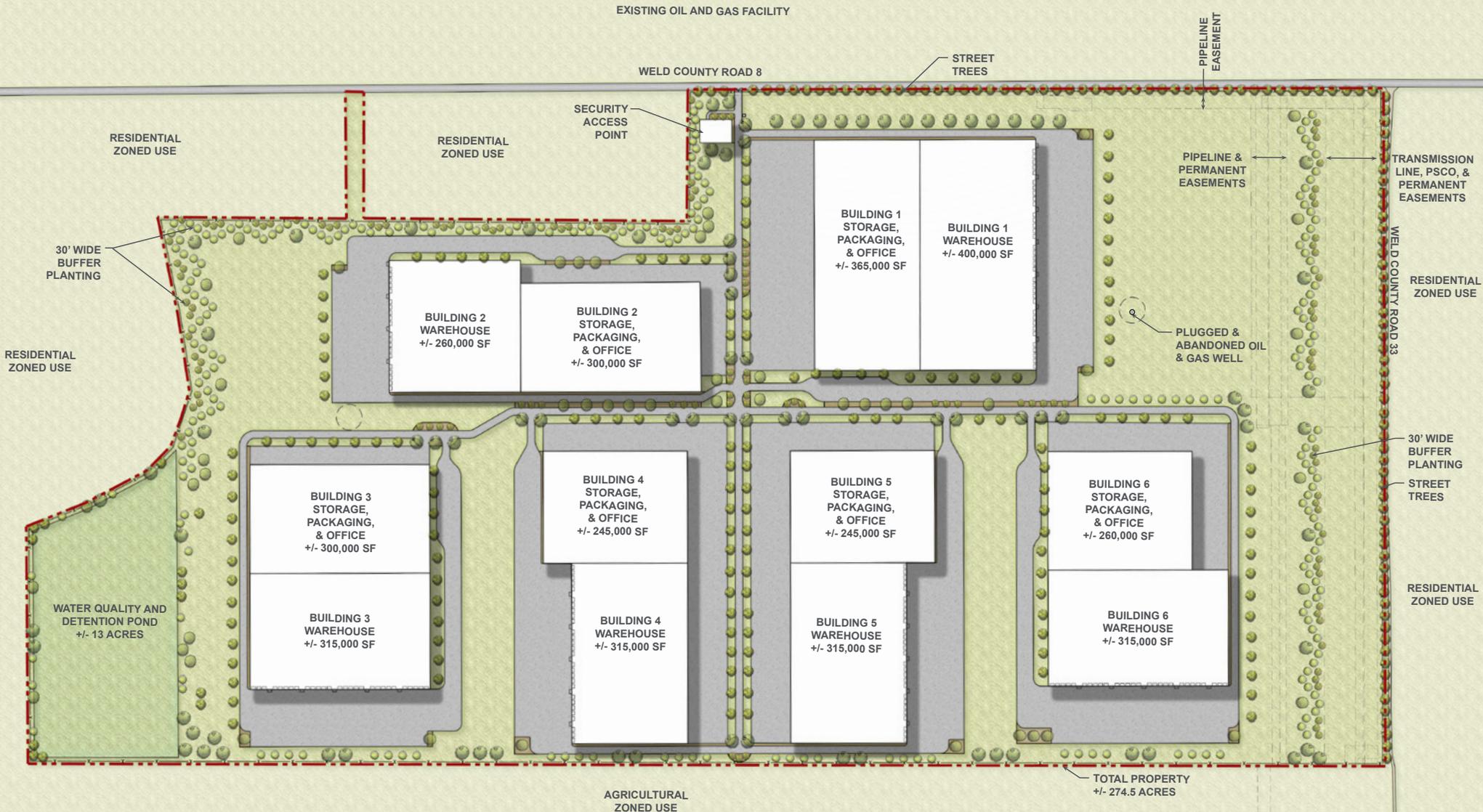
**6<sup>th</sup>**

best economy in the United States

*Wallet Hub, 2024*

# Industrial manufacturing sites designed with power, gas and scale

Industrial sites with the ability to accommodate large-scale manufacturing, supported by exceptional power redundancy and high-pressure natural gas infrastructure.



## Drive Times

- 15 minutes to I-25
- 20 minutes to Denver International Airport
- 30 minutes to Denver

## Labor & population

	5 miles	15 miles	25 miles
Population	47,281	654,891	2,314,527
Daytime population	42,932	541,785	2,347,118
Total Workers	24,690	362,813	1,334,000
Unemployment Rate	3.5%	3.3%	3.7%
Key Strengths	Oil & Gas, Construction	Tech, Engineering	Professional Services, Tech
Median Household Income	\$105,555	\$114,124	\$101,448

## Workforce profile

### 5-Mile Area (More Blue-Collar):

- 58% office/professional jobs
- 27% hands-on/manual jobs
- Strong in: Oil & gas (5x national average), Construction

### 15-Mile Area (Balanced):

- 64% office/professional jobs
- 22% hands-on/manual jobs
- Strong in: Computer jobs, Engineering

### 25-Mile Area (Denver Metro - More White-Collar):

- 68% office/professional jobs
- 18% hands-on/manual jobs
- Strong in: Professional services, Technology, Engineering

Source: JLL Research



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