



REX HOMES



COMMERCIAL REAL ESTATE OFFERING

Multi-Use Commercial Property with Water Rights
Hudson, Colorado

PROPERTY OVERVIEW

Commercial Property For Sale – Hudson, Colorado

Rex Homes Inc. is pleased to present this unique commercial real estate opportunity located in Hudson, CO. The property is currently operated as a dog and horse boarding facility; however, the sale includes real estate only, as the existing business will be relocating.

This versatile property offers multiple commercial-use possibilities and is supported by extensive infrastructure, utilities, and valuable water rights.

INVESTMENT HIGHLIGHTS

- 43± Acres Total Property Size
- Residences: Totaling 6 bedrooms and 4 bathrooms
- Vinyl Fencing installed throughout key areas of the property
- Irrigation System in place to water yard and trees
- Solar System – Fully Owned, providing income-generating energy production
- 100' x 144' Steel Building, Includes closed-cell spray foam insulation
- Commercial Access to the property
- 1600' Side Roll Irrigator
- 20+ Acre Hayfield, Alfalfa/grass field currently income generating
- 3,600 Sq. Ft. Commercial Dog Boarding Building
ADA compliant and includes full bathroom
- Recent Commercial Appraisal available and in hand
- Property Survey Available
- Low Weld County Sales Tax Rate: 2.9%
- Water Sale Potential
- AG or Commercial Zoning Potential





PROPERTY DETAILS

Parcel Information

- Account: R125295
- Parcel: 147325000040
- Irrigation District: Henrylyn Irrigation District

Commercial Building

- 3,600 square feet
- Water runoff system in place
- 17.68 kW photovoltaic solar system

Barn / Steel Structure

- 100 feet x 144 feet
- Previously utilized for equestrian operations

Residences

- Primary Residence: Built 1995 | 1,600 SF
- Secondary Residence: Built 2014 | 1,200 SF

Utilities & Infrastructure

- 3 Permitted Wells:
 - Residential Well Permit #185934
 - Commercial Roll Well Permit #229-WCB (54-1A)
 - Agricultural Well Permit #4361-F (142WCB)
- 3 Permitted Septic Systems
- 4 Permitted Power Meters:
 - 1633043 – Primary Residence
 - 1565581 – Barn / Commercial Building
 - 1519300 – Irrigation
 - 1565582 – Secondary Residence

Access

- Two improved gravel driveways with crushed cement surfacing

Water Rights

- Discusses the truck route.



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EXCLUSIVELY OFFERED BY:

Mike Rex – Managing Broker

Rex Homes Inc

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