

HURD

ASPEN CULTIVATION FACILITY

24480 COLORADO 82, BASALT, CO 81621

**EXCLUSIVELY
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PROPERTY SUMMARY

ASPEN CULTIVATION FACILITY



PROPERTY DESCRIPTION

25,000 SF facility sitting on 4.7 AC
 State-of-the-art greenhouses and growing technology
 Riverfront property on the Roaring Fork with water rights
 One single family house on the property

LOCATION DESCRIPTION

State-of-the-art grow facility located near Aspen, CO
 Located 13.2 miles from Aspen, and 27.2 miles from Glenwood Springs
 A short drive to Willits Town Center - Whole Foods anchored lifestyle center
 Surrounded by the Roaring Fork Club - a premier golf, fly fishing and dining club
 Easy access off of HWY 82

OFFERING SUMMARY

Sale Price:	\$9,000,000
Lease Rate:	Negotiable, NNN
Lot Size:	4.7 Acres
Building Size:	25,489 SF
County:	Pitkin

DEMOGRAPHICS

	7 MILES	10 MILES	20 MILES
Total Households	4,551	6,130	19,305
Total Population	10,969	14,721	44,680
Average HH Income	\$160,298	\$155,041	\$169,106

ADDITIONAL PHOTOS ASPEN CULTIVATION FACILITY



HURD COMMERCIAL BROKERS, LLC | 5959 Village View Drive, 2nd Floor, West Des Moines, IA 50266

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AREA BUSINESSES

ASPEN CULTIVATION FACILITY



Google

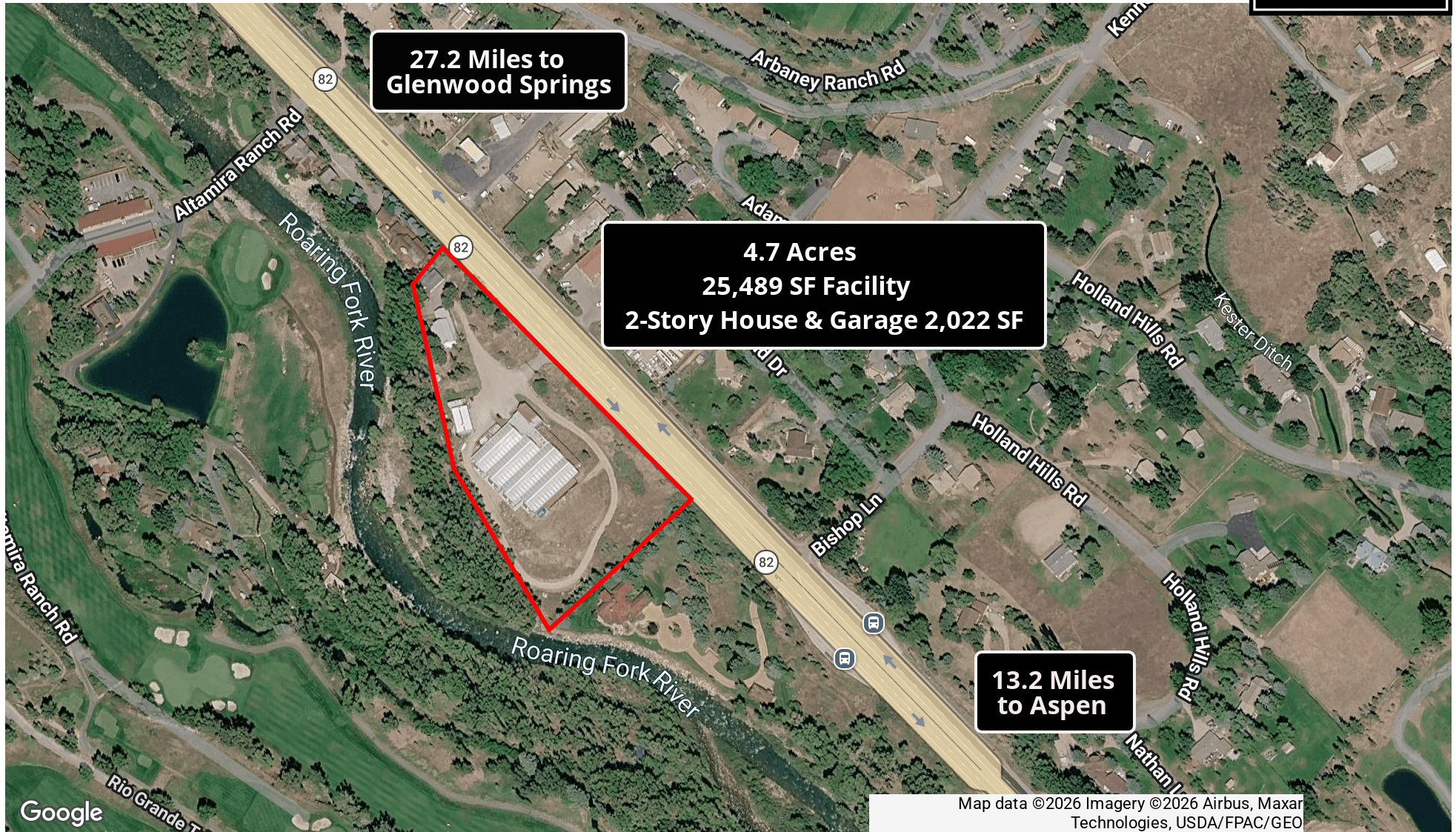
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AERIAL ASPEN CULTIVATION FACILITY



27.2 Miles to
Glenwood Springs

4.7 Acres
25,489 SF Facility
2-Story House & Garage 2,022 SF

13.2 Miles
to Aspen

Google

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DEMOGRAPHICS MAP & REPORT

ASPEN CULTIVATION FACILITY



POPULATION

	7 MILES	10 MILES	20 MILES
Total Population	10,969	14,721	44,680
Average Age	45.7	45.2	43.8
Average Age (Male)	44.5	43.7	44.0
Average Age (Female)	46.9	45.7	43.0

HOUSEHOLDS & INCOME

	7 MILES	10 MILES	20 MILES
Total Households	4,551	6,130	19,305
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$160,298	\$155,041	\$169,106
Average House Value	\$939,934	\$980,345	\$1,270,536

2023 American Community Survey (ACS)

