

Commercial Assemblage | Potential Lyons Annexation



For Sale or Lease

4497 Ute Highway | Sale Price \$550,000 | Lease Rate \$30/RSF NNN

4435 Ute Highway | Land and Retail | \$265,000

Commercial Land (Future Annexation) and Retail Buildings





Table of Contents

- OFFERING OVERVIEW.....3-4**
- AREA MAP.....5**
- AERIAL OVERVIEW.....6-10**
- PROPERTY OVERVIEW.....11**
- SURVEYS & PLAT MAPS.....12-15**
- CURRENT COUNTY ZONING.....16**
- LYONS FUTURE LAND USE.....17**
- LYONS COMPREHENSIVE PLAN.....18-20**
- PROPERTY PHOTOS.....21-23**
- ADDITIONAL INFORMATION.....24-25**
- CONTACTS.....26**

Exclusively Marketed For Sale or Lease By:



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 970.402.5412
 kyle@lcrealestategroup.com



Confidentiality Agreement & Offering Disclosure

The information contained herein is proprietary and strictly confidential, and is intended to provide general information that prospective purchasers may use to determine whether to pursue negotiations to acquire the subject property. This information should not be made available to any other persons without the express written consent of LC Real Estate Group, LLC. The information included herein has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. LC Real Estate Group, LLC makes no representation or warranty, expressed or implied, in regard to all material information regarding the subject property, and it is not a substitute for a thorough investigation of the actual property, the tenants, the operating history, financial reports, leases, square footage, age, the presence of any environmental conditions or hazards, the property's compliance or lack thereof with respect to any local, city, county, state or Federal regulation, or any other aspect of the property.



4497 Ute Highway | Boulder County, CO

Sale Price: \$550,000 | Lease Rate: \$30/RSF NNN

1,174 SF Retail Building | .31 Acres

Highlights

- Commercial zoned land with excellent access from CO Hwy 66 & US Hwy 36
- Property included in the Mixed-Use Commercial/Employment area of the Town of Lyons' Future Land Use and Three Mile Plan
- Retail opportunity: previously leased by Zengold's Marijuana Experience
- Existing well and septic system included on the property (See due diligence documents)
- Likely future annexation with the town of Lyons, and potential for redevelopment
- Potential to purchase adjacent parcels (See included map and ask Broker for details)

Additional Disclosure: "Seller will not provide a Seller's Property Disclosure as seller is an absentee owner and has never occupied the Property and does not have sufficient knowledge or information to provide a Seller's Property Disclosure. The Property is being sold or leased as-is and where-is without any warranty as to its condition or useability. Buyer/Tenant must make all inspections and investigations the Buyer/Tenant desires to ascertain the condition of the Property."





4435 Ute Highway | Boulder County, CO

Sale Price: \$265,000 | 2.99 Total Acres | 512 SF | Retail Building

Highlights

- Split Commercial/Agricultural zoned land with excellent access from major highways
- Property included in the Mixed-Use Commercial/Employment area of the Town of Lyons' Future Land Use and Three Mile Plan
- Great Retail opportunity in high visibility location with abundant major highway frontage
- 1 well and a septic system included on the property (See due diligence documents)
- Likely future annexation with the town of Lyons, and high potential for redevelopment
- Potential to purchase adjacent parcels for a commercial assemblage at the gateway of a fast growing Boulder County community (See included map and ask Broker for details)

Additional Disclosure: Not part of adjacent leasable property. "Seller will not provide a Seller's Property Disclosure as seller is an absentee owner and has never occupied the Property and does not have sufficient knowledge or information to provide a Seller's Property Disclosure. The Property is being sold as-is and where-is without any warranty as to its condition or useability. Buyer must make all inspections and investigations the Buyer desires to ascertain the condition of the Property."

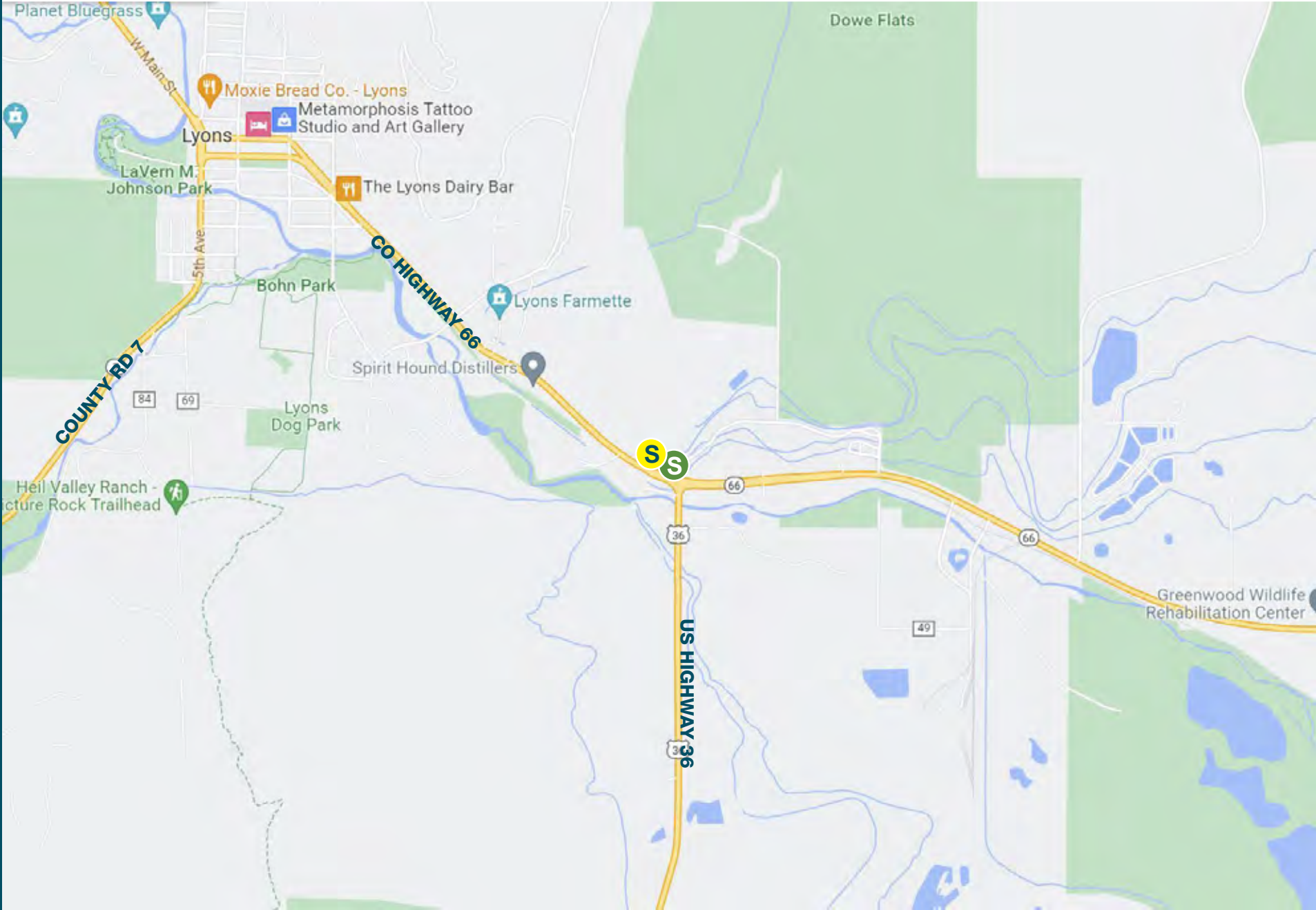


COMMERCIAL ASSEMBLAGE

POTENTIAL LYONS ANNEXATION

4497 & 4435 UTE HIGHWAY

BOULDER COUNTY, CO



AREA MAP

COMMERCIAL ASSEMBLAGE
POTENTIAL LYONS ANNEXATION
4497 & 4435 UTE HIGHWAY
BOULDER COUNTY, CO

4435 Ute Highway

4497 Ute Highway

AERIAL OVERVIEW

Note: All property boundaries illustrated in this package are approximate. Buyer to verify property boundaries and details through County Assessor records and applicable Boundary Survey / ILC Survey documents provided in Due Diligence materials.



AERIAL OVERVIEW



Note: All property boundaries illustrated in this package are approximate. Buyer to verify property boundaries and details through County Assessor records and applicable Boundary Survey / ILC Survey documents provided in Due Diligence materials.

COMMERCIAL ASSEMBLAGE

POTENTIAL LYONS ANNEXATION

4497 & 4435 UTE HIGHWAY

BOULDER COUNTY, CO

AERIAL OVERVIEW



LONGS PEAK

DOWNTOWN LYONS, CO

Less than 1 Mile

ST. VRAIN CREEK

US HIGHWAY 36

CO HIGHWAY 66

HIGHLAND DRIVE

COMMERCIAL ASSEMBLAGE

POTENTIAL LYONS ANNEXATION

4497 & 4435 UTE HIGHWAY

BOULDER COUNTY, CO

AERIAL OVERVIEW



DOWNTOWN LYONS, CO
Less than 1 Mile

CO HIGHWAY 66

ST. VRAIN CREEK

HIGHLAND DRIVE

US HIGHWAY 36

Note: All property boundaries illustrated in this package are approximate. Buyer to verify property boundaries and details through County Assessor records and applicable Boundary Survey / ILC Survey documents provided in Due Diligence materials.

COMMERCIAL ASSEMBLAGE

POTENTIAL LYONS ANNEXATION

4497 & 4435 UTE HIGHWAY

BOULDER COUNTY, CO

AERIAL OVERVIEW



LONGMONT, CO

+/- 7 Miles



HIGHLAND DRIVE

CO HIGHWAY 66

PROPERTY OVERVIEW



DRIVING DIRECTIONS

From Highway 287 in Longmont, travel west on CO Highway 66 approx. 8.2 miles. Turn right onto Highland Drive and Property will be immediately on your left.

COMMERCIAL ASSEMBLAGE

POTENTIAL LYONS ANNEXATION

4497 & 4435 UTE HIGHWAY

BOULDER COUNTY, CO

PROPERTY OVERVIEW

Property Address	4497 & 4435 Ute Hwy, Unincorporated Boulder County, CO 80503
Legal / County / Parcel *	4497 Ute Hwy - PARCEL: 120320100005 4435 Ute Hwy - PARCEL: 120320100004
	*Verified full legal description available upon request
Land	4497 Ute Hwy - .31 Acres (Boulder County) 4435 Ute Hwy - 2.99 Acres (Boulder County)
Year of Construction (Design)	4497 Ute Hwy - 1968 (Retail) 4435 Ute Hwy - 1945 (Retail)
Total SF (Source)	4497 Ute Hwy - 1,174 SF (Boulder County) 4435 Ute Hwy - 512 SF (Boulder County)
Zoning	4497 Ute Hwy - C - Commercial 4435 Ute Hwy - C - Commercial; A - Agricultural
Lyons Comprehensive Plan Future Land Use Designation	Commercial/Employment Mixed-Use
Property Type	Commercial
Heating / Cooling	Forced air heating; Ductless Minisplit Cooling
Property Taxes	4497 Ute Hwy - \$13,933.46 (2023) Mills 102.183 4435 Ute Hwy - \$5,630.28 (2023) Mills 102.183
Utilities	Electric: City of Longmont Gas: Xcel Energy Water: Well - 2 wells (See Due Diligence for Well Information) Septic/Sewer: Private Septic, Commercial Septic (See Due Diligence for Septic Information)

Note: While information above is gathered from publicly available sources that we deem reliable, Buyer should verify all information provided in this package.

"Seller will not provide a Seller's Property Disclosure as seller is an absentee owner and has never occupied the Property and does not have sufficient knowledge or information to provide a Seller's Property Disclosure. The Property is being sold as-is and where-is without any warranty as to its condition or useability. Buyer must make all inspections the Buyer desires to ascertain the condition of the Property."

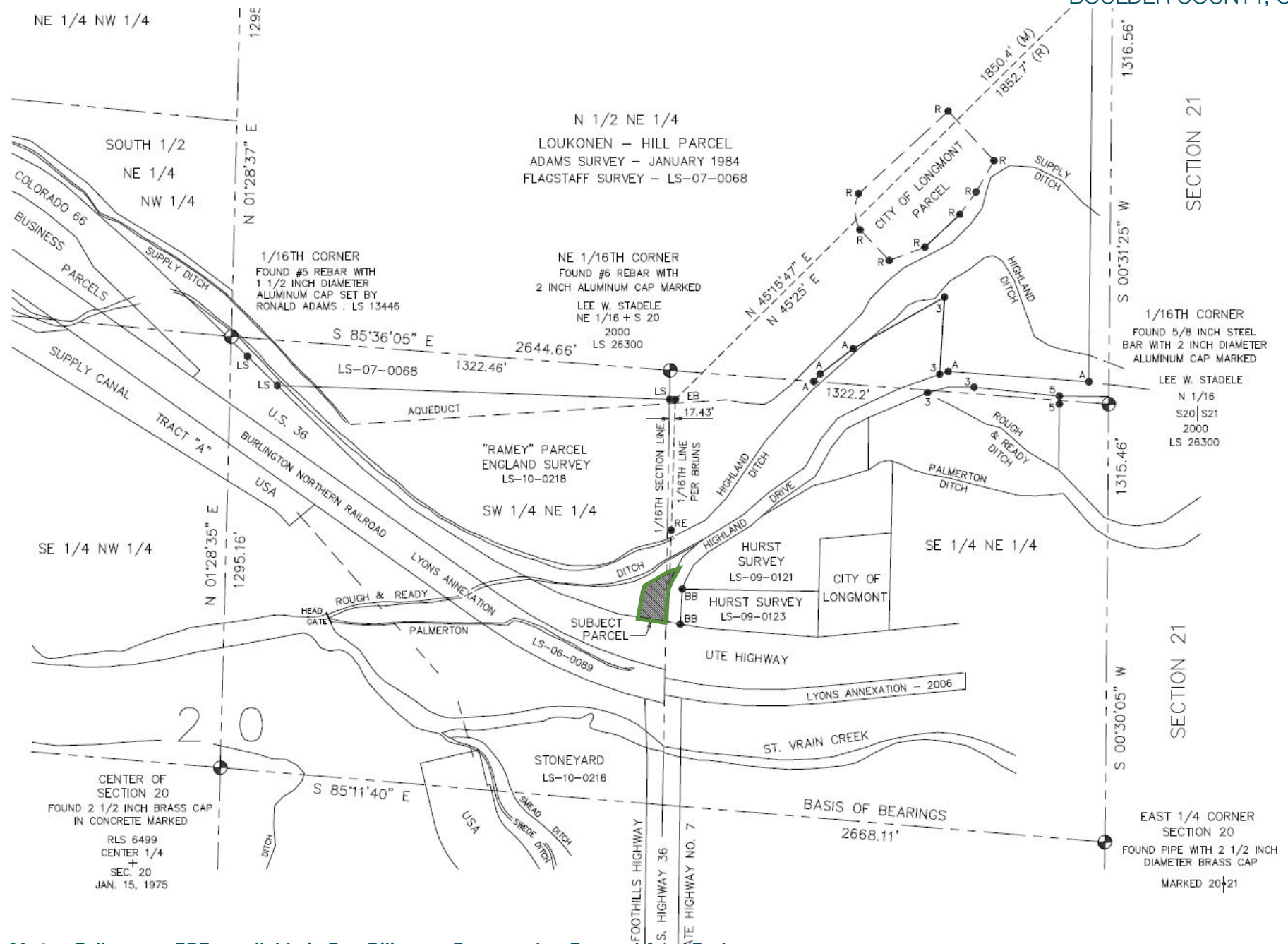
4497 UTE HWY ALTA SURVEY

COMMERCIAL ASSEMBLAGE

POTENTIAL LYONS ANNEXATION

4497 & 4435 UTE HIGHWAY

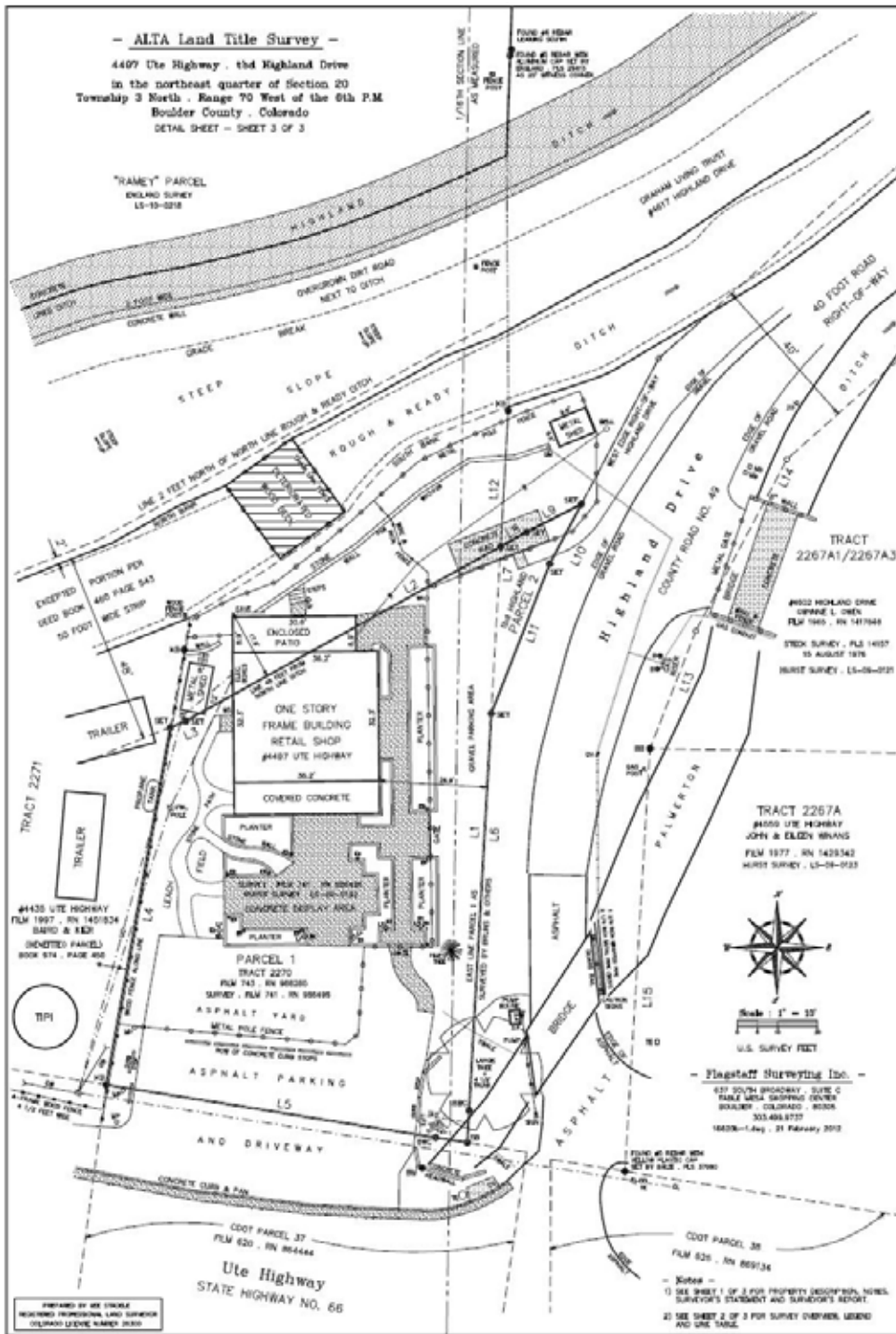
BOULDER COUNTY, CO



Note: Full source PDFs available in Due Diligence Documents - Request from Broker

Past ALTA Surveys featured in this Offering Memorandum are provided for informational purposes only

4497 UTE HWY ALTA SURVEY



COMMERCIAL ASSEMBLAGE

POTENTIAL LYONS ANNEXATION

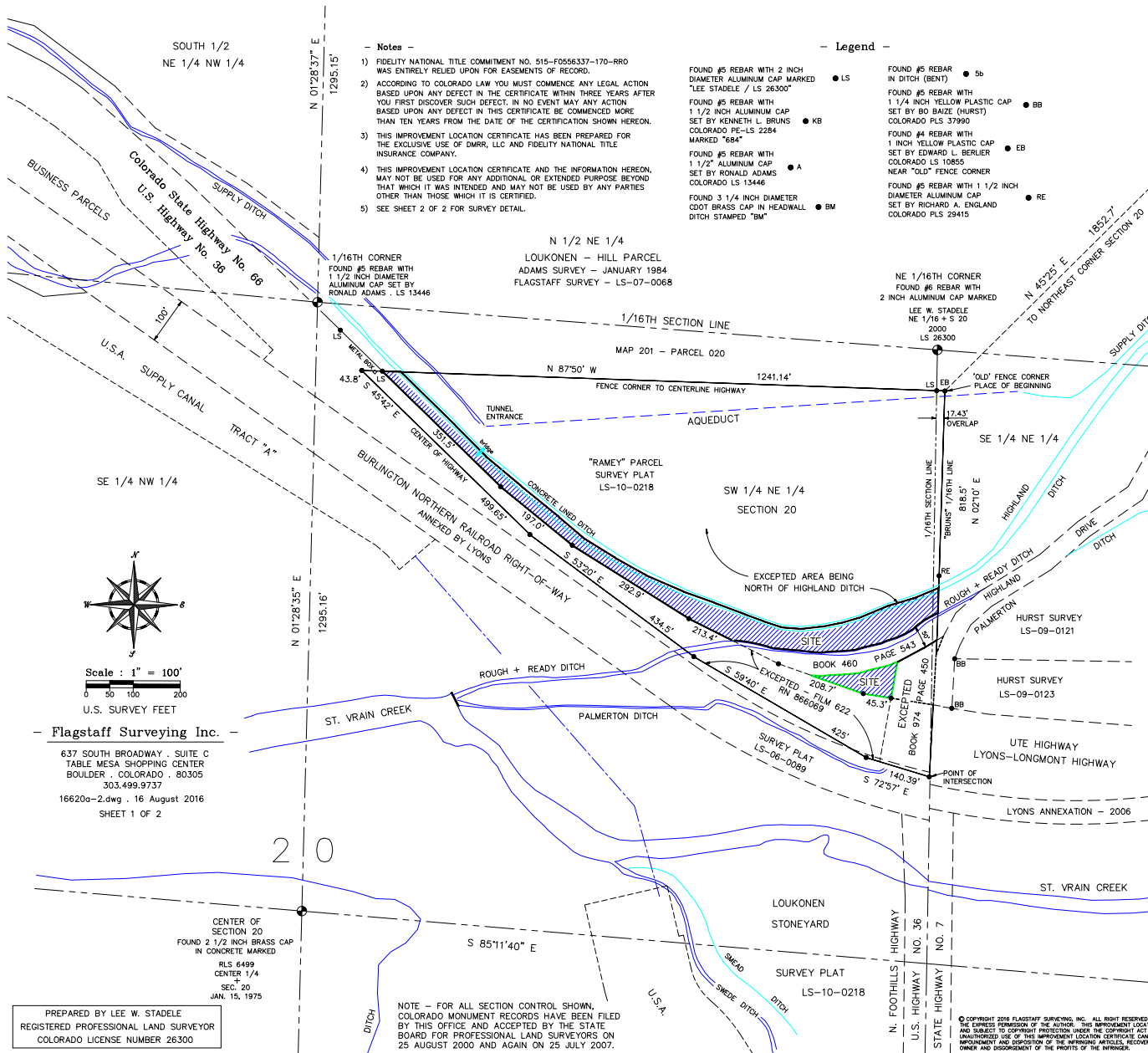
4497 & 4435 UTE HIGHWAY

BOULDER COUNTY, CO

Note: Past ALTA Land Title and ILC Surveys featured in this Offering Memorandum are provided for informational purposes only, with full PDFs available upon request.

Items such as the "deteriorated wood deck", "tipi", and "trailers" are not still present on the subject properties.

COMMERCIAL ASSEMBLAGE
POTENTIAL LYONS ANNEXATION
4497 & 4435 UTE HIGHWAY
BOULDER COUNTY, CO



SOUTH 1/2
NE 1/4 NW 1/4

Notes

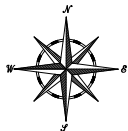
- 1) FIDELITY NATIONAL TITLE COMMITMENT NO. 515-F0556337-170-RR0 WAS ENTIRELY RELIED UPON FOR EASEMENTS OF RECORD.
2) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THE CERTIFICATE WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT...
3) THIS IMPROVEMENT LOCATION CERTIFICATE HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF DMRR, LLC AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.
4) THIS IMPROVEMENT LOCATION CERTIFICATE AND THE INFORMATION HEREON, MAY NOT BE USED FOR ANY ADDITIONAL OR EXTENDED PURPOSE BEYOND THAT WHICH IT WAS INTENDED AND MAY NOT BE USED BY ANY PARTIES OTHER THAN THOSE WHICH IT IS CERTIFIED.
5) SEE SHEET 2 OF 2 FOR SURVEY DETAIL.

Legend

- FOUND #5 REBAR WITH 2 INCH DIAMETER ALUMINUM CAP MARKED "LEE STADELE / LS 26300"
FOUND #5 REBAR WITH 1 1/2 INCH ALUMINUM CAP SET BY KENNETH L. BRUNS COLORADO PLS 2284 MARKED "684"
FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP SET BY RONALD ADAMS COLORADO LS 13446
FOUND 3 1/4 INCH DIAMETER CDOT BRASS CAP IN HEADWALL DITCH STAMPED "BM"
FOUND #5 REBAR IN DITCH (SENT)
FOUND #5 REBAR WITH 1 1/4 INCH YELLOW PLASTIC CAP SET BY BO BAIZE (HURST) COLORADO PLS 37990
FOUND #4 REBAR WITH 1 INCH YELLOW PLASTIC CAP SET BY EDWARD L. BERLIER COLORADO LS 10850 NEAR "OLD" FENCE CORNER
FOUND #5 REBAR WITH 1 1/2 INCH DIAMETER ALUMINUM CAP SET BY RICHARD A. ENGLAND COLORADO PLS 29415

Improvement Location Certificate
in the northeast 1/4 of Section 20
Township 3 North, Range 70 West of the 6th P.M.
Boulder County, Colorado

Property Description
(PROVIDED BY FIDELITY NATIONAL TITLE COMPANY)
A TRACT OF LAND IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 70 WEST OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
BEGINNING AT AN OLD FENCE CORNER FROM WHICH THE NORTHEAST CORNER OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 70 WEST BEARS NORTH 45°25' EAST 1852.7 FEET DISTANT;
THENCE NORTH 87°50' WEST 1241.14 FEET TO THE CENTER OF THE LYONS-LONGMONT HIGHWAY;
THENCE SOUTH 45°42' EAST ALONG THE CENTER OF SAID HIGHWAY 499.65 FEET;
THENCE SOUTH 53°20' EAST ALONG THE CENTER OF SAID HIGHWAY 434.5 FEET;
THENCE SOUTH 59°40' EAST ALONG THE CENTER OF SAID HIGHWAY 425.0 FEET;
THENCE SOUTH 72°57' EAST 142.6 FEET TO A POINT OF INTERSECTION OF THE CENTER OF SAID HIGHWAY WITH THE CENTER OF HIGHWAY NO. 7;
THENCE NORTH 2°10' EAST 818.5 FEET TO THE PLACE OF BEGINNING.
EXCEPT RIGHTS OF WAY FOR ROADS AND DITCHES.
EXCEPT THE FOLLOWING TWO PARCELS:
THAT PART IF THE AFOREMENTIONED PROPERTY LYING AND BEING NORTH OF THE HIGHLAND DITCH;
AND THAT PART DESCRIBED IN DEED RECORDED IN BOOK 974 AT PAGE 450 OF THE RECORDS OF SAID COUNTY OF BOULDER, MORE PARTICULARLY DESCRIBED:
A TRACT OF LAND IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 3 NORTH, RANGE 70 WEST DESCRIBED:
BEGINNING AT A POINT AT THE INTERSECTION OF THE CENTER LINES OF THE LONGMONT-LYONS HIGHWAY NO. 66 AND THE BOULDER-LYONS HIGHWAY NO. 7;
THENCE RUNNING NORTH 2°10' EAST 331 FEET TO THE SOUTHERLY BANK OF THE ROUGH AND READY DITCH;
THENCE SOUTH 49°52' WEST ALONG THE SOUTHERLY BANK OF SAID DITCH A DISTANCE OF 100.3 FEET;
THENCE SOUTH 8°27' WEST 243.4 FEET TO THE CENTER LINE OF SAID LONGMONT-LYONS HIGHWAY NO. 66;
THENCE SOUTH 75°57' EAST ALONG THE CENTER LINE OF SAID HIGHWAY 108.2 FEET TO THE POINT OF BEGINNING.
EXCEPT THAT PORTION CONVEYED TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, RECORDED DECEMBER 13, 1967 ON FILM 622 AS RECEPTION NO. 866069.
COUNTY OF BOULDER, STATE OF COLORADO.



Scale: 1" = 100'
U.S. SURVEY FEET

Flagstaff Surveying Inc.
637 SOUTH BROADWAY - SUITE C
TABLE MESA SHOPPING CENTER
BOULDER, COLORADO - 80305
303.499.9737
16620a-2.dwg, 16 August 2016
SHEET 1 OF 2

20

PREPARED BY LEE W. STADELE
REGISTERED PROFESSIONAL LAND SURVEYOR
COLORADO LICENSE NUMBER 26300

NOTE - FOR ALL SECTION CONTROL SHOWN, COLORADO MONUMENT RECORDS HAVE BEEN FILED BY THIS OFFICE AND ACCEPTED BY THE STATE BOARD FOR PROFESSIONAL LAND SURVEYORS ON 25 AUGUST 2000 AND AGAIN ON 25 JULY 2007.

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LEE STADELE
COLORADO PLS 26300

Improvement Location Certificate
for: DMRR, LLC + Fidelity National Title Company

I HEREBY CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED. I FURTHER CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES.

Note: Full source PDF available in Due Diligence Documents - Request from Broker
Past ILC Surveys featured in this Offering Memorandum are provided for informational purposes only

COMMERCIAL ASSEMBLAGE
 POTENTIAL LYONS ANNEXATION
 4497 & 4435 UTE HIGHWAY
 BOULDER COUNTY, CO

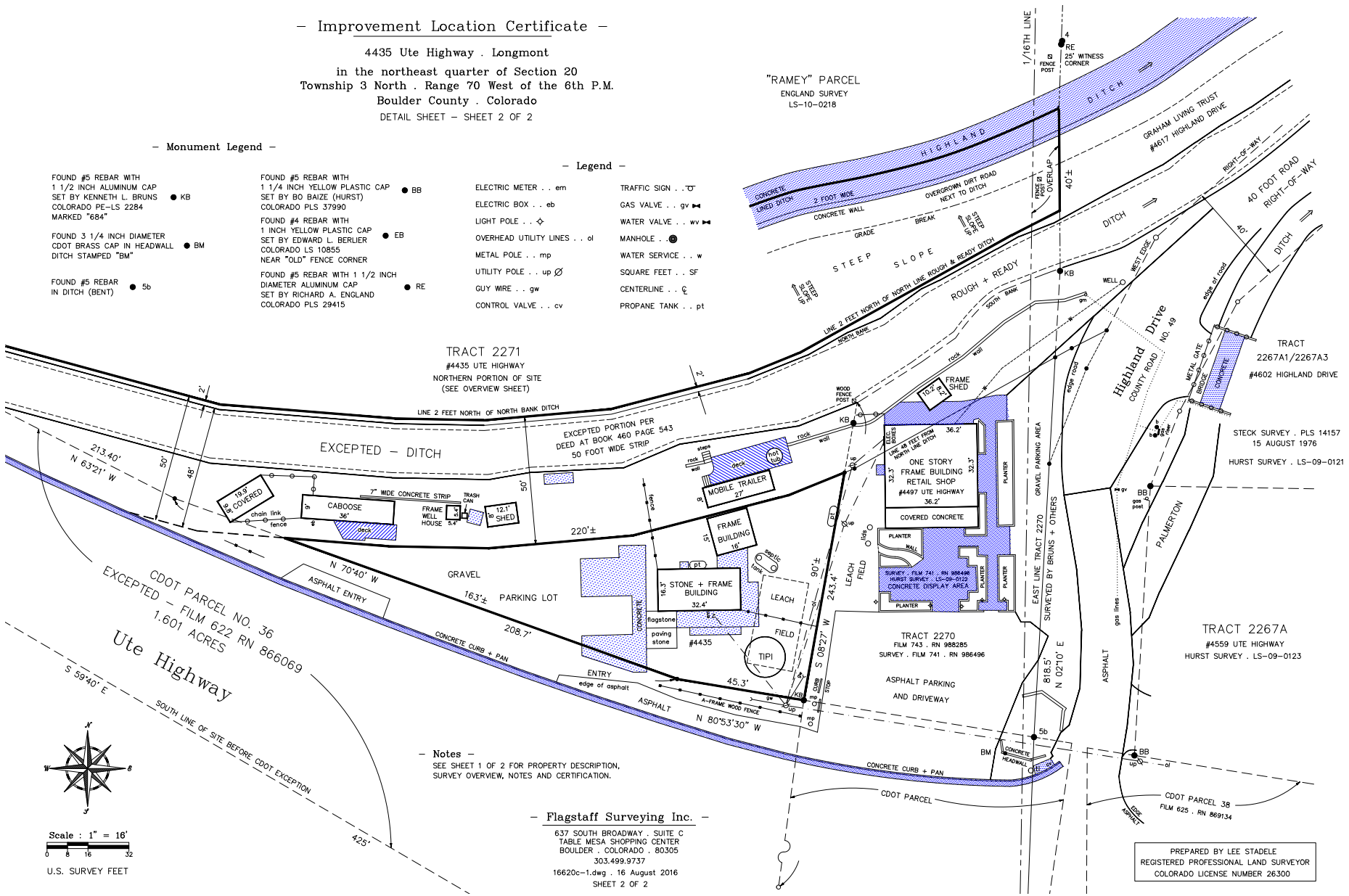
- Improvement Location Certificate -
 4435 Ute Highway . Longmont
 in the northeast quarter of Section 20
 Township 3 North . Range 70 West of the 6th P.M.
 Boulder County . Colorado
 DETAIL SHEET - SHEET 2 OF 2

- Monument Legend -

- FOUND #5 REBAR WITH 1 1/2 INCH ALUMINUM CAP SET BY KENNETH L. BRUNS COLORADO PL-S 2284 MARKED "684" ● KB
- FOUND 3 1/4 INCH DIAMETER CDOT BRASS CAP IN HEADWALL DITCH STAMPED "BM" ● BM
- FOUND #5 REBAR IN DITCH (BENT) ● 5b
- FOUND #5 REBAR WITH 1 1/4 INCH YELLOW PLASTIC CAP SET BY BO BAIZE (HURST) COLORADO PLS 37990 ● BB
- FOUND #4 REBAR WITH 1 INCH YELLOW PLASTIC CAP SET BY EDWARD L. BERLIER COLORADO LS 10855 NEAR "OLD" FENCE CORNER ● EB
- FOUND #5 REBAR WITH 1 1/2 INCH DIAMETER ALUMINUM CAP SET BY RICHARD A. ENGLAND COLORADO PLS 29415 ● RE

- Legend -

- ELECTRIC METER . . . em
- ELECTRIC BOX . . . eb
- LIGHT POLE . . . ◇
- OVERHEAD UTILITY LINES . . ol
- METAL POLE . . . mp
- UTILITY POLE . . . up Ⓝ
- GUY WIRE . . . gw
- CONTROL VALVE . . . cv
- TRAFFIC SIGN . . . □
- GAS VALVE . . . gv
- WATER VALVE . . . wv
- MANHOLE . . . ●
- WATER SERVICE . . . w
- SQUARE FEET . . . SF
- CENTERLINE . . . ⊕
- PROPANE TANK . . . pt

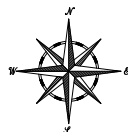


- Notes -
 SEE SHEET 1 OF 2 FOR PROPERTY DESCRIPTION,
 SURVEY OVERVIEW, NOTES AND CERTIFICATION.

- Flagstaff Surveying Inc. -

637 SOUTH BROADWAY . SUITE C
 TABLE MESA SHOPPING CENTER
 BOULDER . COLORADO . 80305
 303.499.9737
 16620c-1.dwg . 16 August 2016
 SHEET 2 OF 2

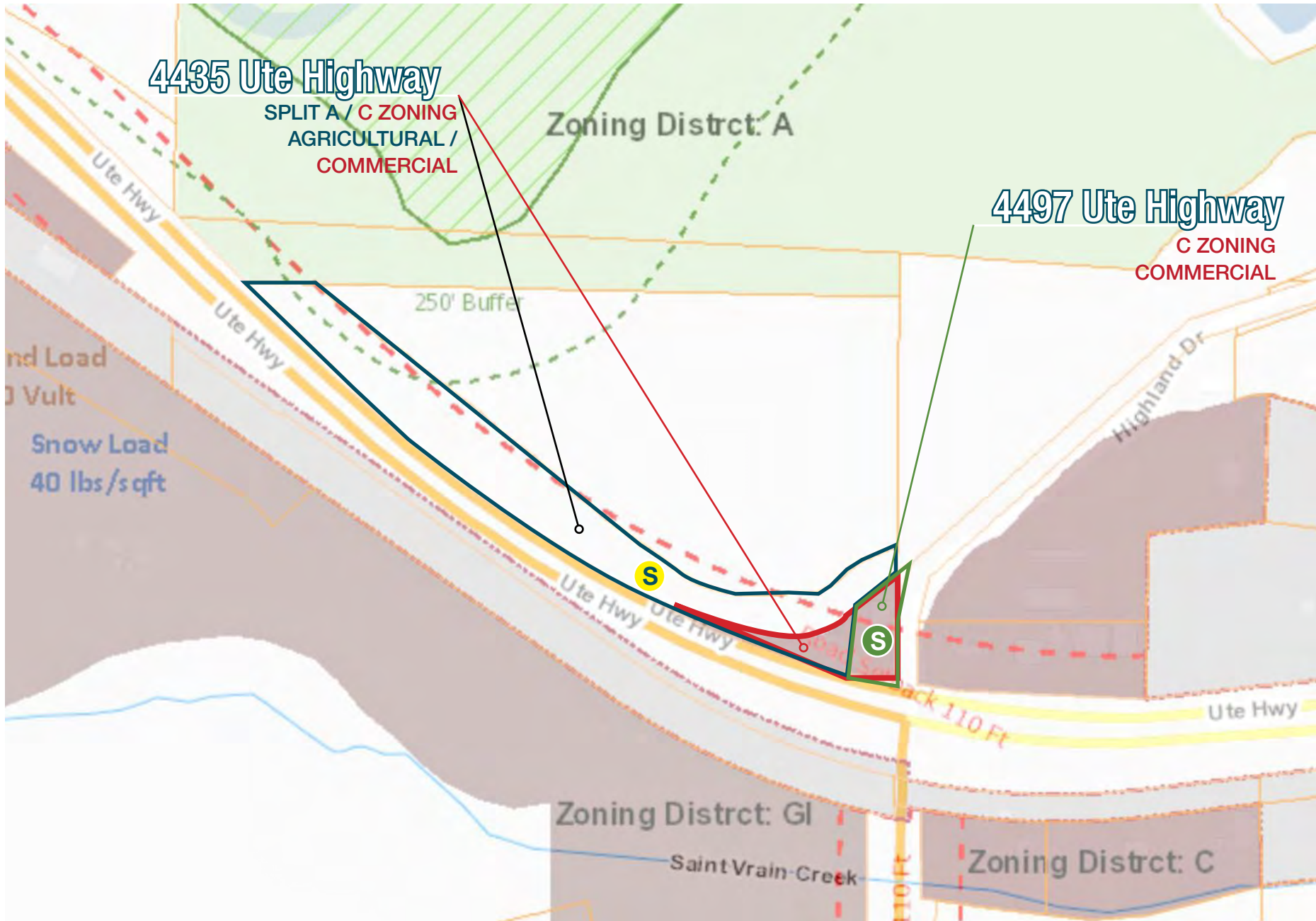
PREPARED BY LEE STADELE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 COLORADO LICENSE NUMBER 26300



Scale : 1" = 16'
 0 8 16 32
 U.S. SURVEY FEET

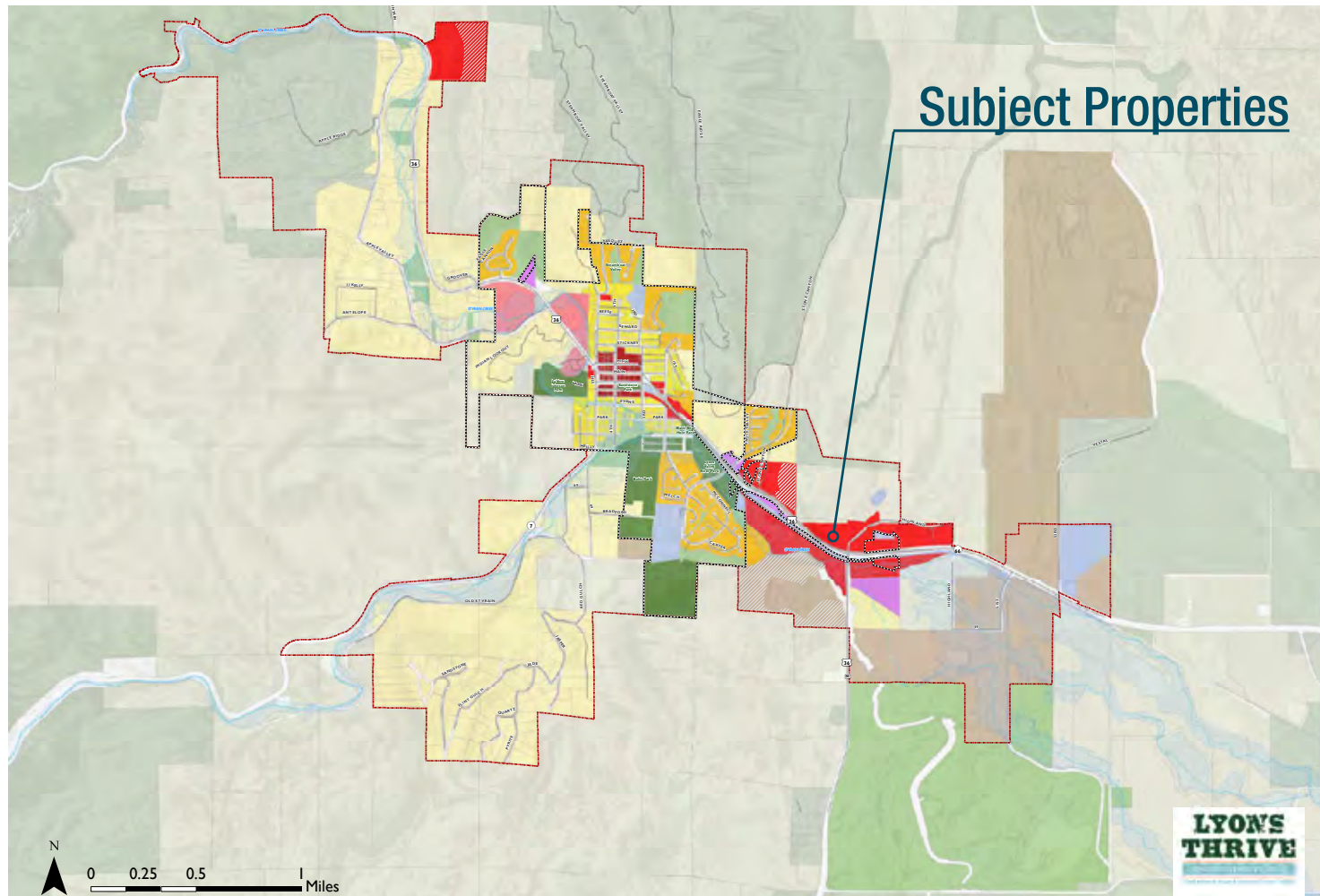
4435 UTE HWY ILC

Note: Full source PDF available in Due Diligence Documents - Request from Broker
 Past ILC Surveys featured in this Offering Memorandum are provided for informational purposes only, with full PDFs available upon request. Items such as the "deteriorated wood deck", "tipi", "caboose", and "mobile trailers" are not still present on the subject properties.



Note: Full source PDF available in Due Diligence Documents - Request from Broker

Future Land Use Plan (Map)



Legend

Neighborhoods

- Rural Neighborhoods
- Central Lyons Neighborhoods
- Planned Neighborhoods

Commercial/Employment

- Destination Entertainment
- Mixed-Use
- Downtown Mixed-Use
- Light Industrial/Flex

Conservation/Recreation

- Agriculture
- Parks
- Open Space and Natural Areas
- Boulder County Open Space

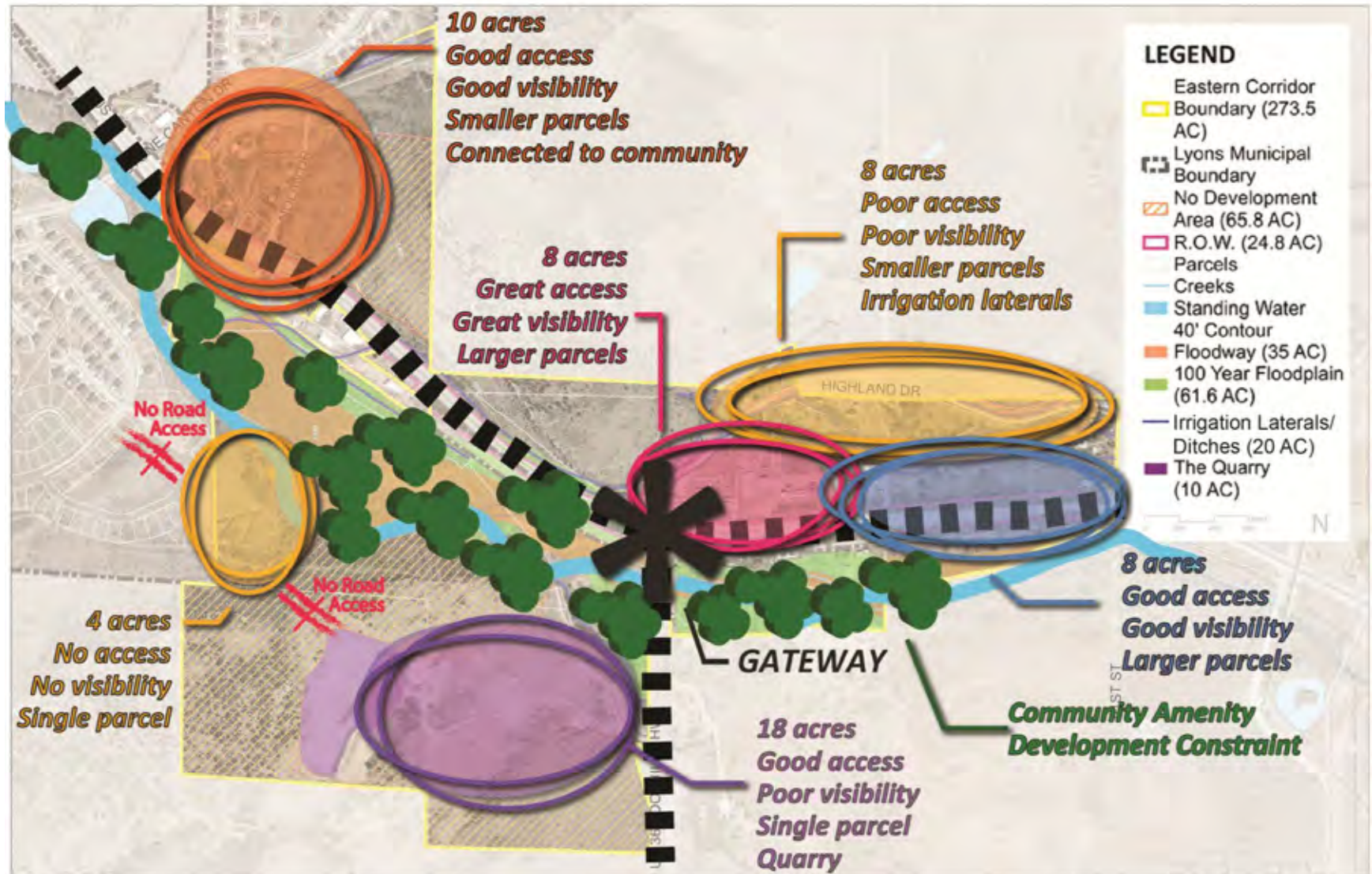
Overlays and Other Categories

- Municipal Facilities
- Future Opportunity Area
- Conservation Easements
- 100-Year Floodplain
- Heightened Environmental Sensitivity Area

Boundaries

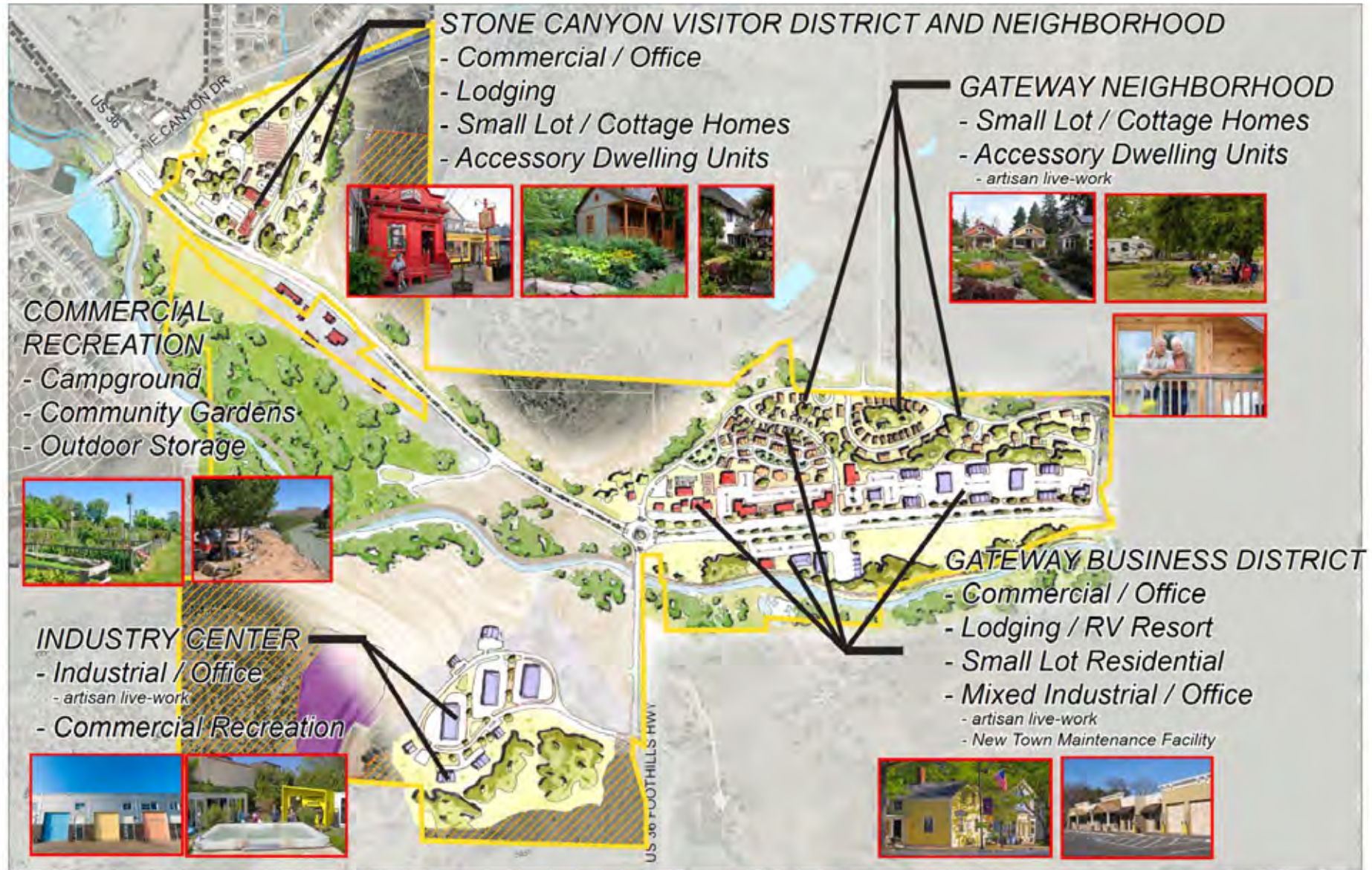
- Lyons Planning Area
- Town of Lyons

Figure 3-1: Eastern Corridor Issues and Opportunities



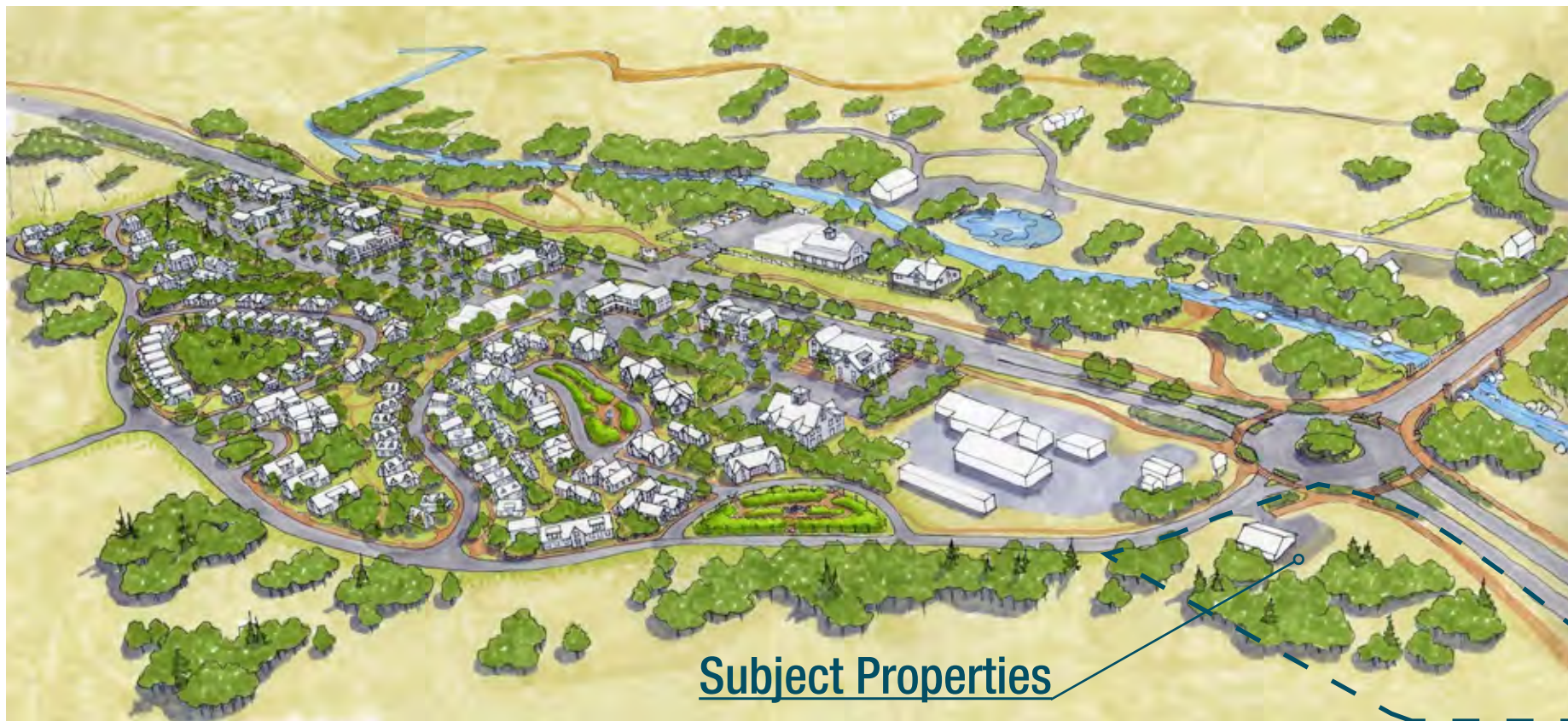
Note: Full source PDF available in Due Diligence Documents - Request from Broker

Figure 3-2: Eastern Corridor Potential Development Scenario



Note: Full source PDF available in Due Diligence Documents - Request from Broker

Figure 3-3: Eastern Corridor Perspective



Note: Full source PDF available in Due Diligence Documents - Request from Broker

PROPERTY PHOTOS | 4497 UTE HWY



INTERIOR PHOTOS | 4497 UTE HWY



PROPERTY PHOTOS | 4435 UTE HWY



COMMERCIAL ASSEMBLAGE

POTENTIAL LYONS ANNEXATION

4497 & 4435 UTE HIGHWAY

BOULDER COUNTY, CO



DUE DILIGENCE DOCUMENTS

Well Rights

Well Permit Numbers: 4497 Ute Highway: 32554-A | 4435 Ute Highway: TBD

Flood Plain Information

Flood Plain Information Available Upon Request

Colorado Department of Transportation (CDOT)

Relevant CDOT Right of Way nformation Available Upon Request

Boulder County Temporary Moratorium currently affects future development of these parcels in the Boulder County. The County is considering rezoning these properties with the aim of encouraging any additional development to occur by annexation into the Town of Lyons. Exiting uses may be continued in the County, subject to confirmation with the County.



ADDITIONAL INFORMATION & DUE DILIGENCE DOCUMENTS AVAILABLE UPON REQUEST

Tenancies

4497 Ute Highway Retail building currently leased to Zengold's Marijuana Experience (Zengolds LLC). Lease expiration November 30, 2024. (See Documents in Due Diligence File for Additional Details)

Boulder County Assessor:

<https://maps.boco.solutions/propertysearch/>

Zoning Maps, Zoning Ordinance, Planning, and Land Use Code Resources:

<https://bouldercounty.gov/property-and-land/land-use/zoning/land-use-code/county-zoning/>

Additional Details Available in Due Diligence File Including:

Septic: Property Transfer Inspection Reports (Past)
Legal Description Exhibits
Applicable Surveys / Plat Maps
Town of Lyons Master Plan
Lyons Thrive Comprehensive Plan

Commercial Assemblage Potential Future Lyons Annexation

**4497 & 4435 Ute Highway
Boulder County, Colorado**

Exclusively Marketed For Sale or Lease By



MINDFULLY CREATING COMMUNITY

LCRealEstateGroup.com

1712 Topaz Drive, Loveland, CO 80537



Kyle Percy

Broker Associate

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kyle@lcrealestategroup.com