

OFFERING MEMORANDUM

8682 Maverick Lane
Ordway, CO 81063

PRESENTED BY:

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All information herein is deemed reliable, but not guaranteed.

Buyer to verify any and all information.



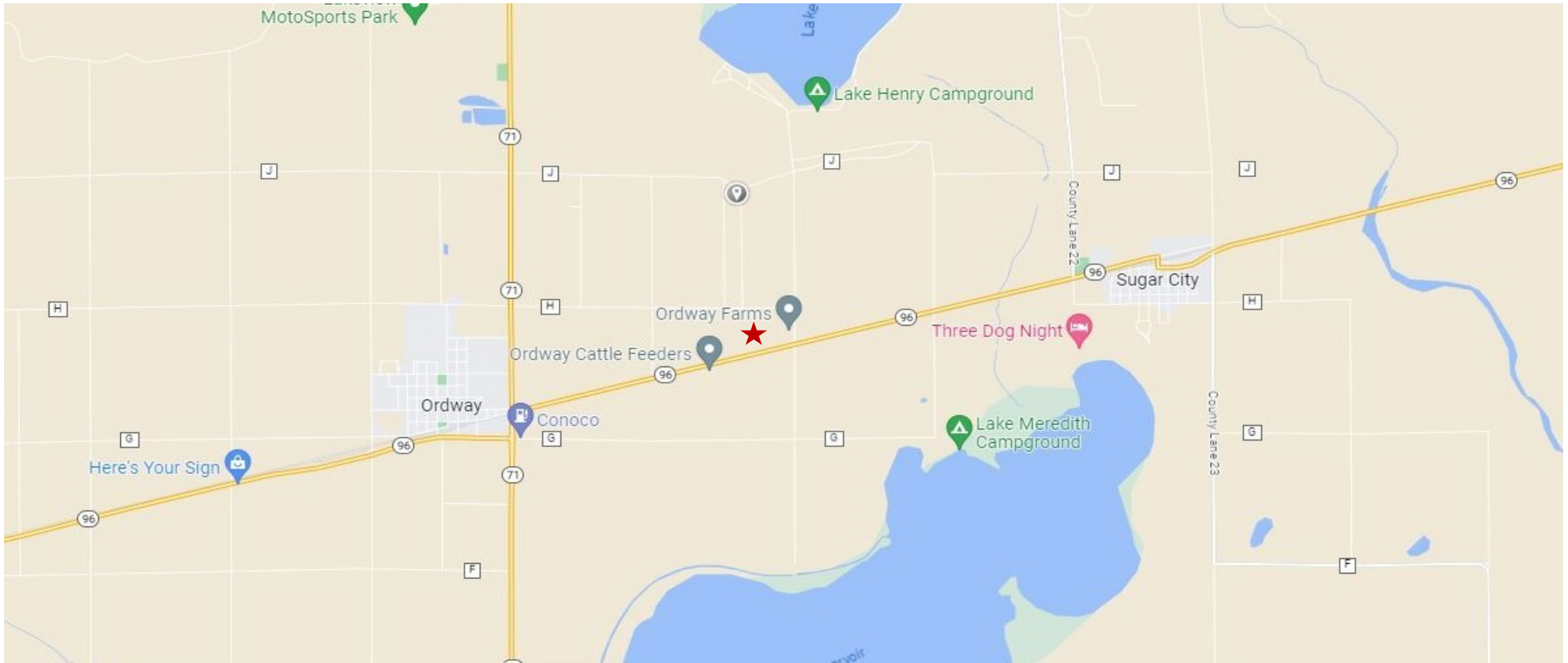


OFFERING SUMMARY:

SALE PRICE:	\$750,000
SALE TYPE:	Owner/User or Investment
PRICE/SF:	\$27.78
BUILDING:	12,922 sq. ft. Greenhouse 868 sq. ft. Modular home
TOTAL BUILDING SIZE:	13,790 sq. ft.
YEAR BUILT:	2021
LOT SIZE:	5.2 Acres
ZONING:	C

PROPERTY OVERVIEW

Tremendous industrial and agricultural property with extensive 3 phase power, water, and gas. Ideal for farming, production, storage, or manufacturing. The 5.2 acres are partially fenced and include a security access gate and extensive security cameras throughout. The buildings located on site include a 12,922-square-foot metal building, perfect for a shop, garage, indoor crop cultivation, or onsite storage. The 12,922 square foot metal building has four large separated areas and several other storage and office areas. The building is split into four separate flower cultivation rooms, each with an attached vegetative cultivation room. Each flower room includes metal tables, 24 HPS lights and 24 Noble LED Lights per room. The vegetative cultivation rooms include 24 ceramic metal halide lights. Each flower room also includes four CO2 burners, two dehumidifiers, 23 wall mount fans, and adequate cooling. There are men's and women's restrooms, water fountains and an office area at the entry. The offering also includes an 868 sq. ft. modular home with 2 bedrooms and 1 bathroom. The property offers extensive 3 Phase power throughout. The location is conveniently in Ordway, CO, and is very close to amenities.



ORDWAY, CO

Ordway is a city located in Crowley County, Colorado. It is the county seat of Crowley County.

CITY INFORMATION

CITY POPULATION (2023)	1,257
CROWLEY COUNTY POPULATION: (2022)	5,614
AVERAGE HOUSEHOLD INCOME:	\$46,515
MEDIAN HOUSE VALUE:	\$146,777
UNEMPLOYMENT RATE (July 2023):	5.9%

<https://worldpopulationreview.com/us-cities/ordway-co-population>

<https://www.zillow.com/home-values/6339/ordway-co/>

<https://www.bestplaces.net/economy/city/colorado/ordway>

DRIVING DIRECTIONS:

If coming from I-25 and State Hwy 50 in Pueblo, CO - Go east on State Hwy 50 to State Hwy 96 N. Go left or NE on State Hwy 96. Follow State Hwy 96 east to the town of Ordway, CO. Go north or left on County Road 71. Go right on County Road H and continue east. Take a left onto Maverick Lane. Continue N on Maverick Lane to Property on the east side.

8682 Maverick Lane, Ordway, CO 81063—LG Investment Group, LLC



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