

## OFFERING MEMORANDUM

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19514 & 19554 Tamarack 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.



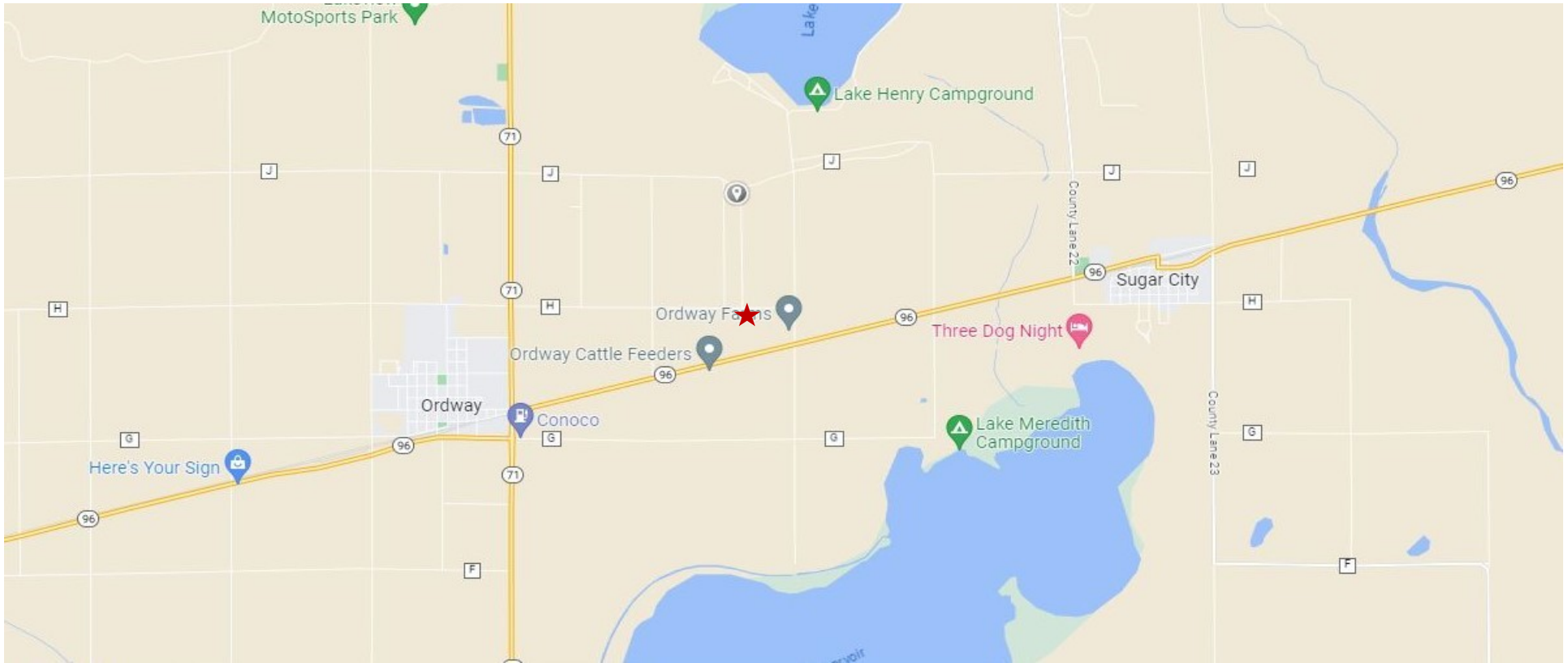


**OFFERING SUMMARY:**

<b>SALE PRICE:</b>	\$495,000
<b>SALE TYPE:</b>	Owner/User or Investment
<b>NEXUS GREENHOUSE:</b>	12,000 sq. ft.
<b>PUMP HOUSE:</b>	6,440 sq. ft.
<b>METAL WAREHOUSE BUILDING 1</b>	10,000 sq. ft.
<b>METAL WAREHOUSE BUILDING 2</b>	10,000 sq. ft.
<b>TOTAL BUILDING SIZE:</b>	<b>38,440 sq. ft.</b>
<b>LOT SIZE:</b>	4.0 Acres
<b>ZONING:</b>	Residential, agricultural, commercial, and special use

**PROPERTY OVERVIEW**

This outstanding 4.0 acre property in the town of Ordway, CO offers extensive agricultural production facilities. The property includes a 12,000 square foot fully automated NEXUS greenhouse with water wall cooled bays, as well as two 10,000 square foot metal warehouses, and a 6,440 sq. ft. pump house. 3 Phase Power and water connections. Property was previously licensed as a cannabis production facility. The property could be easily licensed again for this wholesale cannabis production through Crowley County Licensing and the State Marijuana Enforcement Division (MED). The property could also be used for the agricultural production of various cash crops such as organic mushrooms, microgreens, ginseng, lavender, saffron, goji berries, bonsai plants, or bamboo. Please call today on this opportunity before it's gone.



**ORDWAY, CO**

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

**CITY INFORMATION**

<b>CITY POPULATION (2023)</b>	1,257
<b>CROWLEY COUNTY POPULATION: (2022)</b>	5,614
<b>AVERAGE HOUSEHOLD INCOME:</b>	\$46,515
<b>MEDIAN HOUSE VALUE:</b>	\$146,777
<b>UNEMPLOYMENT RATE (July 2023):</b>	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 Avondale Colorado. Go left or north 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 State Hwy 96 and continue east. Continue east on State Hwy 96 to County Lane # 20. Go left or north on County Lane #20. Property is on the Northwest corner of County Lane #20 and County Road H.

