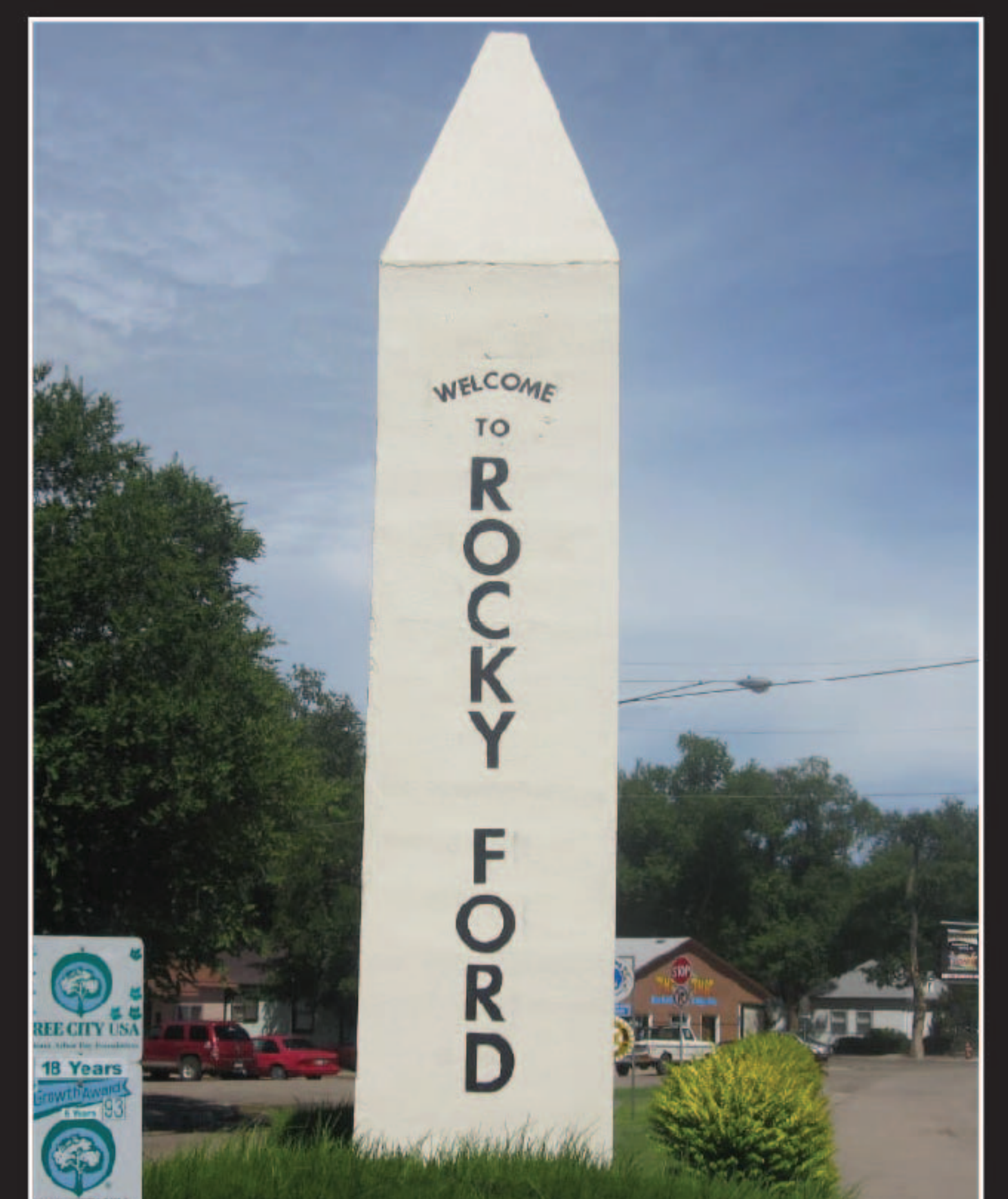


20094 E US HWY 50 ROCKY FORD, CO 81067

ZONING I-1 :
MANUFACTURING | LIGHT INDUSTRIAL

LAND USE OPTIONS:
USDA/FDA | HEMP | MARIJUANA



**BERKSHIRE
HATHAWAY**
HOME SERVICES

COLORADO
REAL ESTATE
REALTOR®
LICENSE #068031

GUINIVERE STEVENSON
(720) 365-9138

GS@STEVENSONCOPROPERTIES.COM

PROPERTY DETAILS

PLANT VIEW FROM SOUTH



EAST PRODUCTION ROOM, 2017



EAST PRODUCTION ROOM, 2017

- » 5.3 Acre Lot
- » 203,868 Lot SF
- » 44,649 Total Bldg SF
- » Zoning I-1: MANU & L-IND
- » Annexed into City Limits 2017
- » Annexation allows for MJ MANU
- » 1500 kVA Transformer
 - 480/240 3-Phase
- » Railspur - BNSF Railroad
- » 'Enhanced' Rural Enterprise Zone
- » City Water & Sewer + 2 Wells
- » Natural Gas
- » Metal Hi-Lite lighting thru-out

- » Main Bldg Roof: 18-22 ft
- » Main Bldg: 4 Bays
- » Add'l Bldg: 2 Bays

PROPERTY DETAILS, CONT'D.



CENTRAL PRODUCTION ROOM, 2017



RAIL & TRUCK LOADING DOCK, 2017

MAIN BUILDING

- » Reception Area
- » Office Space
- » Test Kitchen
- » Locker Rooms

ADD'L BUILDING

- » 7,956 SF
- » 2 Bays
- » Drying Facility



OFFICE SPACE, 2025



RECEPTION AREA, 2009



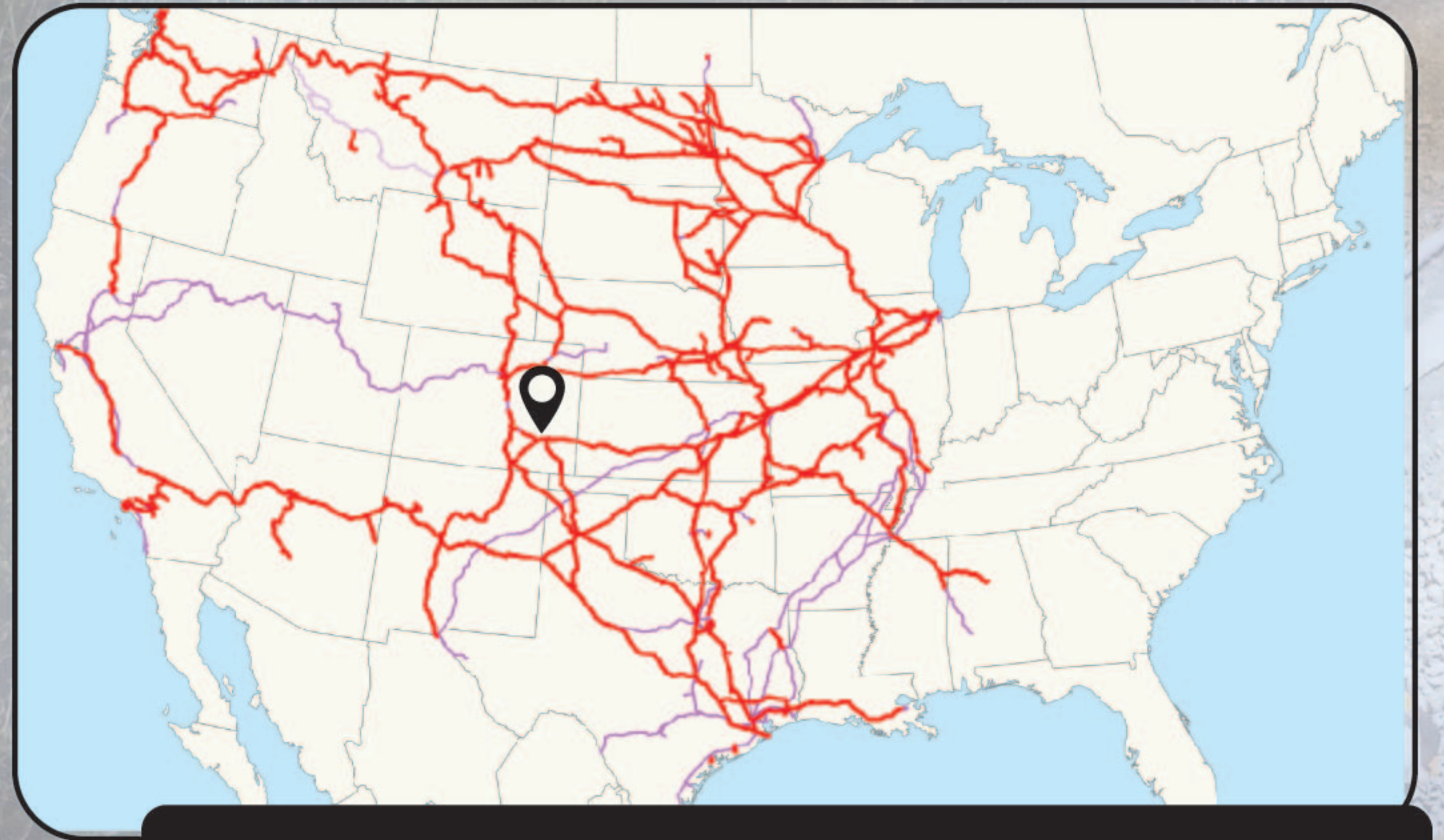
TEST KITCHEN, 2009



DRYING FACILITY, 2017

TRANSPORTATION

COLORADO SPRINGS AIRPORT DIRECT FLIGHTS



BNSF NATIONAL RAILWAYS



**3,000 MILES LONG
CROSSING 12 STATES**



10,469

2023 EST. DAILY
TRAFFIC COUNT

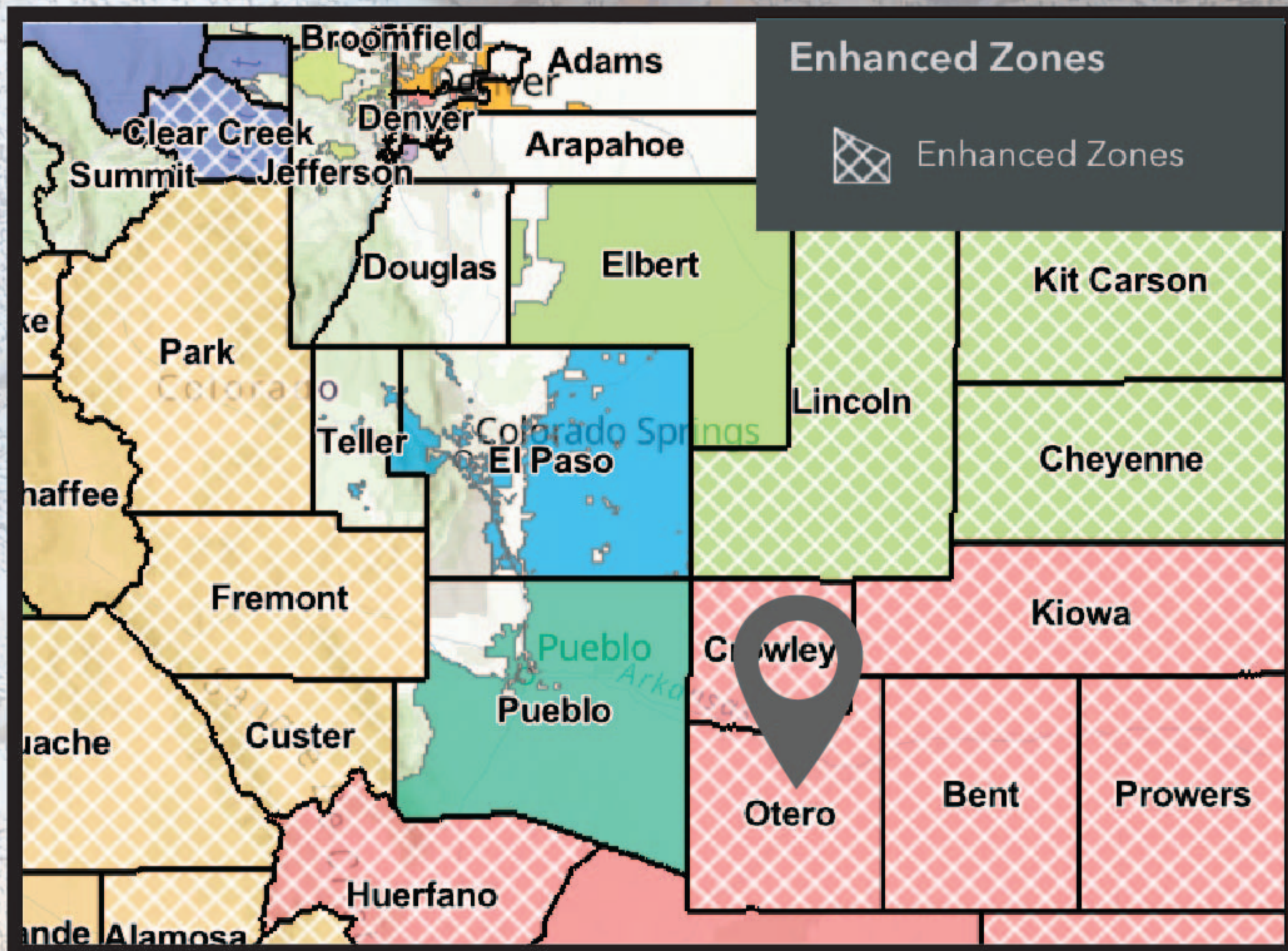
US HWY 50

90 MINUTES
FROM
COLORADO SPRINGS
TO
PLANT



OTERO COUNTY OPPORTUNITIES

DESIGNATED 'ENHANCED' RURAL ENTERPRISE ZONE



- » Businesses are eligible for state income tax credits and sales and use tax exemptions for specific business investments
- » Local governments and nonprofits can set up contribution projects to achieve economic development goals
- » Taxpayers who contribute to enterprise zone projects may earn income tax credits



- » **Vacant Commercial Building Rehabilitation Tax Credit**
25% of rehabilitation costs (up to \$50,000 in credits on \$200,000 or more in costs)
- » **Job Training Tax Credit**
12% of eligible training costs
- » **New Employee Tax Credit**
\$1,100 or more per net new employee
- » **Employer-Sponsored Health Insurance Tax Credit**
\$1,000 per net new employee
- » **Research and Development Tax Credit**
3% of an increase in research and development expenses
- » **Commercial Vehicle Investment Tax Credit**
1.5% of purchase price



DEMOGRAPHICS

81067 TRADE AREA REPORT

MEDIAN HOUSEHOLD INCOME: \$37,606

MEDIAN AGE: 44.4

TOTAL POPULATION: 5,448

Half of all homes are Owner-Occupied.

Median home value of \$92,300 is about half the US median.

Rocky Ford, CO 81067: Population Comparison

Total Population

This chart shows the total population in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)



Rocky Ford, CO 81067: Home Value Comparison

Median Estimated Home Value

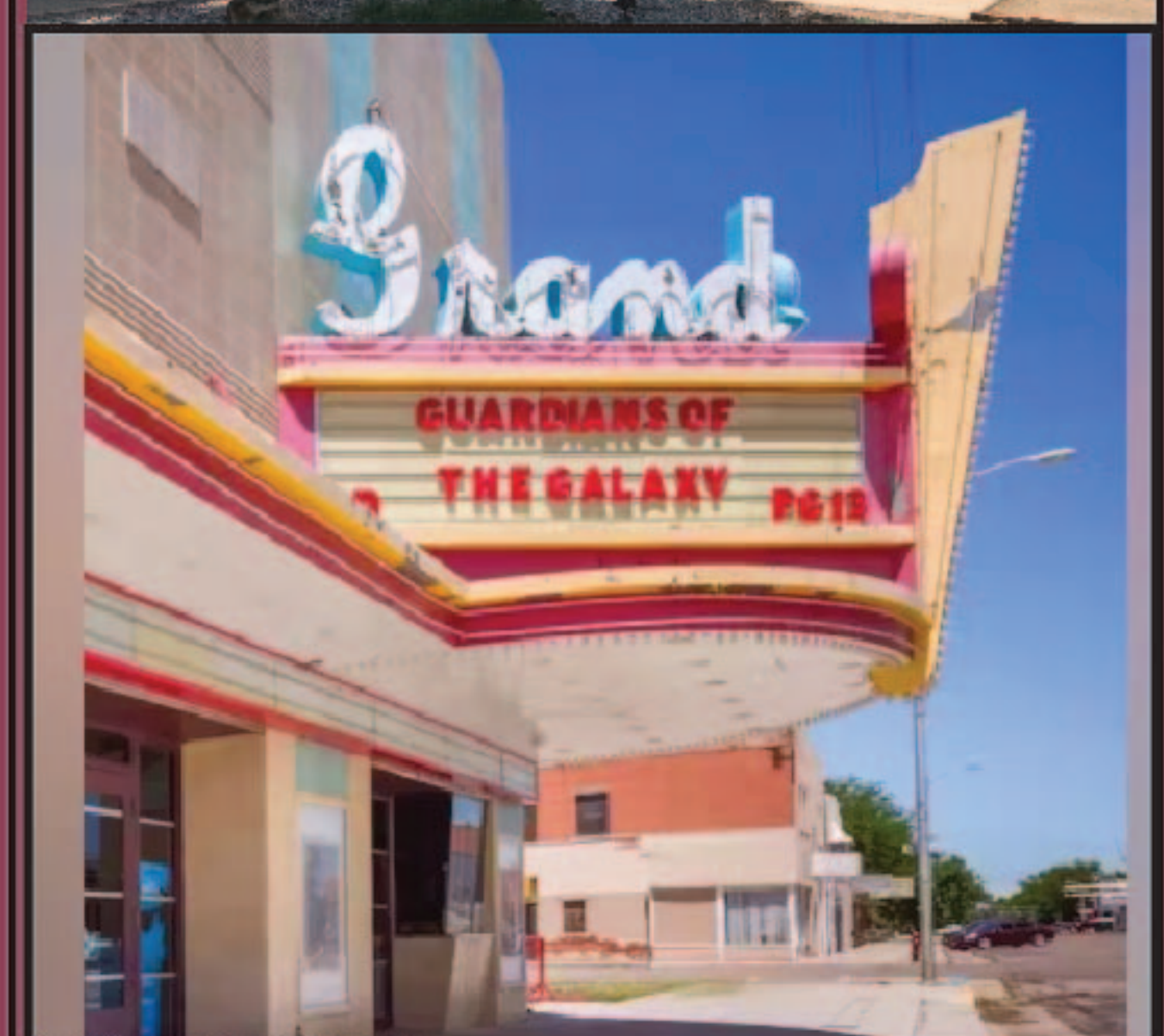
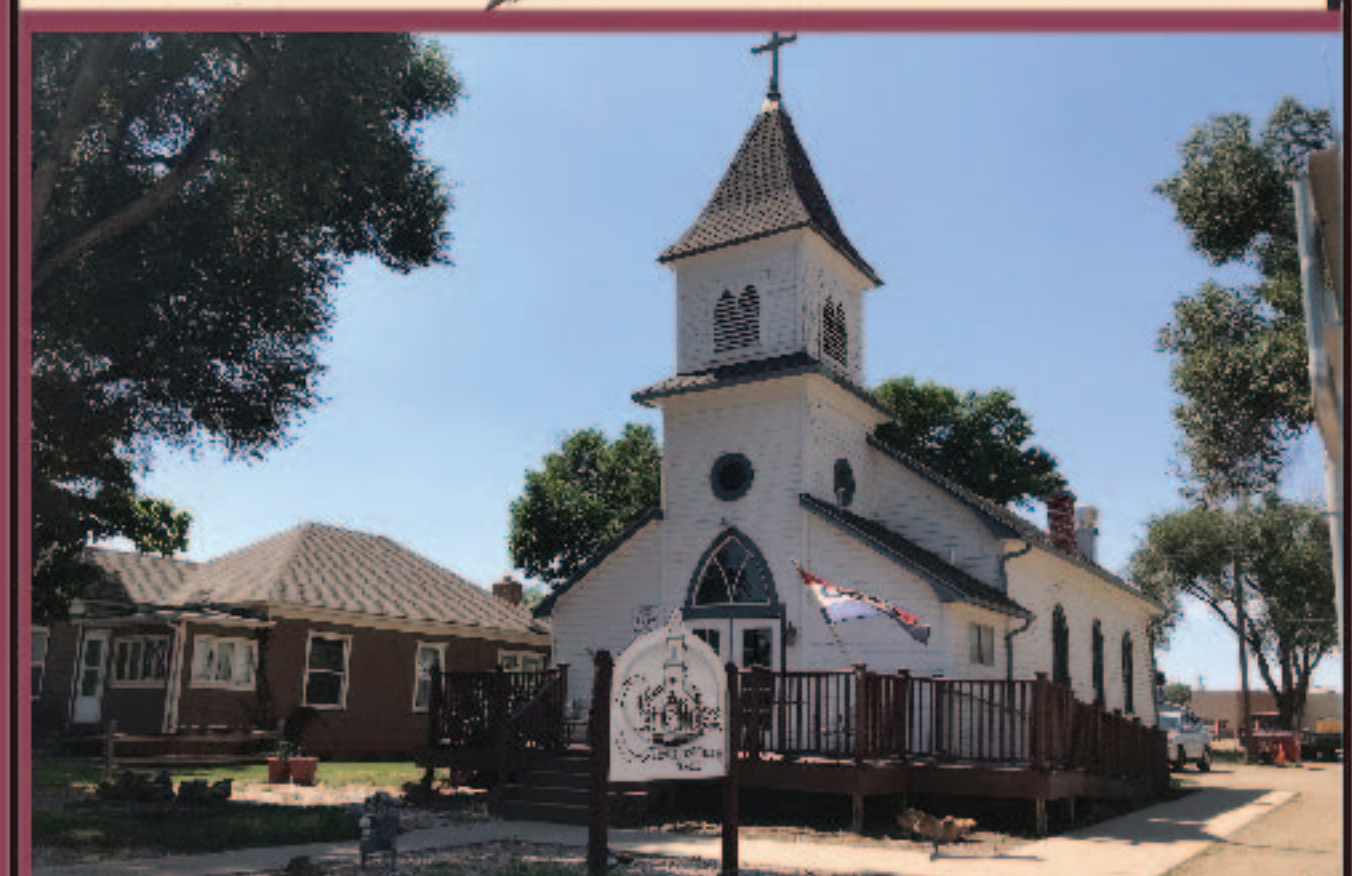
This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly



ABOUT ROCKY FORD



Rocky Ford

COLORADO

Sweet Melon Capital

since
1887



Rocky Ford claimed the title of “*Melon Capital of the World*” in the late 1880’s, The fruit grew large and exceptionally sweet, giving area farmers a lucrative cash crop; by the early 1900s they were shipping thousands of tons of melons nationwide.

This commodity helped shape Rocky Ford's identity; the town held an annual Watermelon Day and named various institutions after the local export. *By the mid-twentieth century, Rocky Ford sold more melon seeds than actual fruit, eventually becoming the nation's top seed supplier* for a wide range of crops. But if the town no longer produces the most melons, *it still grows the best ones — according to the locals, anyhow.*



• COLORADO PARKS & WILDLIFE

» HUNTING, FISHING, & CAMPING

• ARKANSAS RIVER VALLEY

» HIKING, RAFTING, & HOT SPRINGS

• ARKANSAS VALLEY FESTIVAL (FOUNDED 1878)

• ARKANSAS VALLEY HOT AIR BALLOON FESTIVAL

• ROCKY FORD COUNTRY CLUB & GOLF COURSE

• FAMILY-OWNED FARMS & FARMER'S MARKETS

• ROYAL GORGE & ROCKY MOUNTAINS ACCESS