Development Opportunity

Project Name: Jackson Industrial
Location: SWC LCR 10 and First Street
Total Project Size: 5-58 Acres
Zoning District(s): M2 - Industrial

Contact: Nathan Klein
Phone: 970-222-2473
E-mail: nathan@lcrealestategroup.com

Project Entitlement:
Zoning allows up to 1:1 floor area ratio. See [Table 3.1 of Land Development Code](#) for Permitted uses.

Project Status: Vacant - interested business owners or land developers please call.

Site Plan: [Jackson Industrial Concept Plan](#)

This layout is conceptual only.
INDUSTRIAL DEVELOPMENT LAND
FOR SALE
TBD 1st Street, Berthoud, CO

JACKSON INDUSTRIAL PROPERTY
SALE PRICE: $2.95-$4.50/SF (Based on lot size)

• New Industrial/Commercial park opportunity in convenient north Berthoud location
• Flexible M2 Zoning which allows a broad range of uses including industrial warehouse or flex, inside/outside storage, many commercial uses, and limited residential
• Flexible platting allowing a purchaser to customize virtually any lot size to suit their needs
• Utilities to site - ready for development
• Town of Berthoud approval & cooperation (CRT)
• High traffic location in growing community

PROPERTY DETAILS
Parcel: 58.33 Acres
Custom size from 5-58 acres
Zoning: (M2) Industrial District (Town of Berthoud)
Taxes: $635.67 (2015)

The information above has been obtained from sources believed reliable but is not guaranteed. It is your responsibility to independently confirm its accuracy and completeness. 5/5/2016

DEMOGRAPHICS (Source: STDB Online 2016, radius)

<table>
<thead>
<tr>
<th></th>
<th>1 Mile</th>
<th>3 Mile</th>
<th>5 Mile</th>
</tr>
</thead>
<tbody>
<tr>
<td>2015 Population</td>
<td>2,264</td>
<td>8,969</td>
<td>23,669</td>
</tr>
<tr>
<td>Avg. HH Income</td>
<td>$574,878</td>
<td>$87,366</td>
<td>$82,355</td>
</tr>
<tr>
<td>Households</td>
<td>937</td>
<td>3,481</td>
<td>9,279</td>
</tr>
<tr>
<td>Businesses</td>
<td>172</td>
<td>436</td>
<td>1,284</td>
</tr>
<tr>
<td>Employees</td>
<td>1,328</td>
<td>2,909</td>
<td>8,528</td>
</tr>
</tbody>
</table>

TRAFFIC COUNTS (Source: STDBOnline, CDOT)

<table>
<thead>
<tr>
<th></th>
<th>US Hwy 287 @ 1st St. exit (old Hwy 287 2015)</th>
<th>16,600 VPD</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1st St. @Mountain Ave. (2014)</td>
<td>6,500 VPD</td>
</tr>
</tbody>
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Rico Devlin
970-413-1182
rico@lcrealestategroup.com

Nathan Klein
970-222-2473
nathan@lcrealestategroup.com
INDUSTRIAL DEVELOPMENT LAND
FOR SALE
TBD 1st Street, Berthoud, CO

• 1.7 miles to US Highway 287
• 5.4 miles to Interstate 25
• 6 miles to Loveland
• 31 miles to Fort Collins
• 46.8 miles to Denver
• 51.4 miles to DIA

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