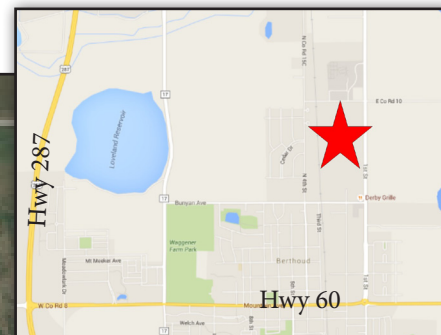


INDUSTRIAL DEVELOPMENT LAND FOR SALE

TBD 1st Street, Berthoud, CO



PROPERTY DETAILS

Parcel: 58.33 Acres
Custom size from 5-58 acres

Zoning: (M2) Industrial District
(Town of Berthoud)

Taxes: \$635.67 (2015)

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

Nathan Klein

970-222-2473
nathan@lcrealestategroup.com

Rico Devlin

970-413-1182
rico@lcrealestategroup.com



DEMOGRAPHICS (Source: STDB Online 2016, radius)

	1 Mile	3 Mile	5 Mile
2015 Population	2,264	8,969	23,669
Avg. HH Income	\$74,878	\$87,366	\$82,355
Households	937	3,481	9,279
Businesses	172	436	1,284
Employees	1,328	2,909	8,528

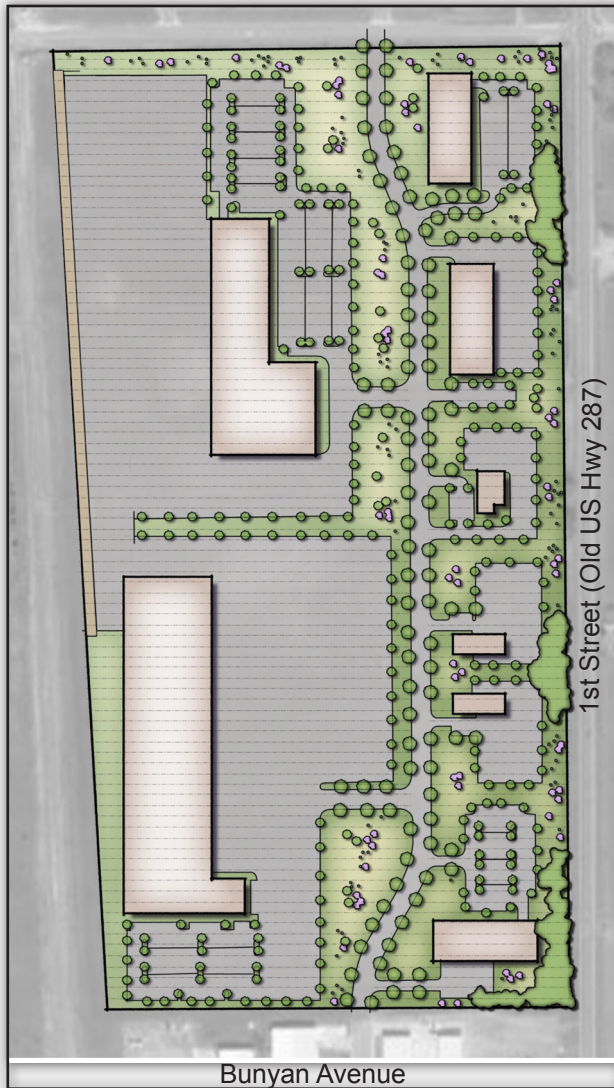


TRAFFIC COUNTS (Source: STDBOnline, CDOT)

US Hwy 287 @ 1st St. exit (old Hwy 287 2015)	16,600 VPD
1st St. @ Mountain Ave. (2014)	6,500 VPD

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

Proposed Site Plan A



Proposed Site Plan B



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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