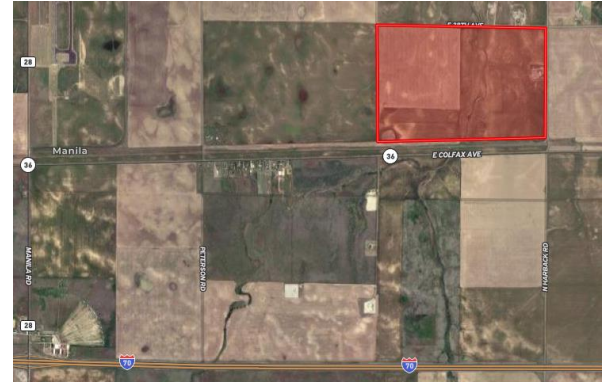


VERIFIED SITE: BENNETT FARMS



Site Information

Asking Price	\$.5 - \$3 / SF
Size	405 acres
Location	3535 N Harback Road, Bennett, CO
Owner	Herdsmen Capital LLC and Kiowa Creek Preserve Holdings LLC
Zoning	Agriculture

Transportation Access

Airport	5 miles to Colorado Air & Space Port; 19.5 miles to DEN.
Highway	SEC is 460' N of Hwy. 36. I-70 accessible via Manila Rd. and Bennett Interchanges; Manila Rd. is 4 miles W; Bennett Interchange is 3 miles SE. Future Road infrastructure in traffic study.
Rail	Not currently served; rail adjacent to the S served by Class 1, Union Pacific.

Utilities

Electric	CORE Electric Cooperative. Three substations within 3 miles. Transmission and distribution level services with capacity to serve are available.
Natural Gas	Colorado Natural Gas.
Water	Town of Bennett. Proposed 12" water line, plans provided in Preliminary Utility Report.
Wastewater	Town of Bennett. Proposed 8" and 15" sanitary line, plans provided in Preliminary Utility Report.
Storm Water	Town of Bennett. Preliminary plans provided; plans in accordance with the regulations of the Town of Bennett, Adams County, and Mile High Flood District.
Fiber	Eastern Slope Technologies.

Available Documentation

- Ownership Title and Survey
- Community Profile and Local Amenities
- Incentives Overview

Assessments

- Endangered Species
- Geotechnical Soil Study
- Historical Use
- Phase II Environmental
- Traffic Study

Maps

- Aerial
- FEMA Flood Plain
- Site Configuration
- Transportation
- Utility Service
- Wetlands

Contact Information

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