

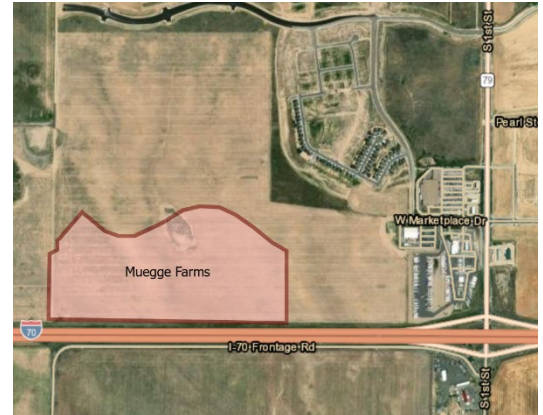
VERIFIED SITE: MUEGGE FARMS

Site Information

Asking Price	\$4.50 / square foot
Size	102 acres
Location	Bennett, CO
Owner	Muegge Farms, LLC
Zoning	PD Planned Development

Transportation Access

Airport	23 miles to DEN (Denver International Airport); ~ 9 miles to Colorado Air and Spaceport
Highway	Adjacent to I-70
Rail	No rail access



Utilities

Electric	CORE Electric Cooperative. On site. Three-phase, overhead and underground, 12.47kV, with normal-open connection to backup circuit. 5MW available as of September 2025.
Natural Gas	Colorado Natural Gas. 2" or 4" mainline, depending on capacity needs.
Water	Town of Bennett. 12" water line being installed adjacent to the north of site.
Wastewater	Town of Bennett. 8" sewer line will serve the site.
Storm Water	Town of Bennett. Shared responsibility between the Town and various metro districts.
Fiber	ESTech. FTTH Fiber, GPON Infrastructure, 100 GIG. Comcast. Fiber and Coaxial, up to 100 GIG Symmetrical.

Available Documentation

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

Assessments

Endangered Species
Geotechnical Soil Study
Historical Use
Phase I Environmental

Maps

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

Contact Information

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Developer / Broker

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Community Economic Development

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