The Energy to Thrive™

CORE ELECTRIC COOPERATIVE

VERIFIED SITE: BENNETT FARMS WEST

Site Information

Asking Price	Negotiable
Size	61.9 acres
Location	Schumaker Road in Bennett, CO
Owner	Epic Estates 9 LLC
Zoning	Planned Development (PD)

Transportation Access

Airport	~7 miles to Colorado Air & Space Port; ~32 miles to DEN.
Highway	Adjacent to 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. Two 3-phase feeders near site. Dual feed service 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. Light fiber is available to the site. A Gig of internet service is available with more bandwidth capable for circuit connections.

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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**Utility infrastructure plans and available capacity subject to change.

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