

VERIFIED SITE: PRAIRIE GRASS WEST

Site Information

Asking Price	Negotiable
Size	82 acres
Location	E. Colfax Avenue in Bennett, CO
Owner	Prairie Grass Land Investments LLC
Zoning	Planned Development (PD)



Transportation Access

Airport	~7 miles to Colorado Air & Space Port; ~20 miles to DEN.
Highway	Adjacent to Hwy 36, ~3 miles to I-70.
Rail	Not currently served; rail adjacent to the North, served by Class 1 Union Pacific.

Utilities

Electric	CORE Electric Cooperative. 3-phase, underground service on site. Dual feed service available.
Natural Gas	Colorado Natural Gas. 3" high pressure distribution, will require a regulator station.
Water	Town of Bennett. Master plan being developed.
Wastewater	Town of Bennett. Master plan being developed.
Storm Water	Town of Bennett. 100-year event.
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. Comcast. Fiber. 100 Mbps to 10G.

Available Documentation

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

Assessments

- ☒ Endangered Species
- ☒ Geotechnical Soil Study
- ☒ Historical Use
- ☒ Phase I Environmental
- ☒ Traffic Study

Maps

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

Contact Information

CORE Electric Cooperative

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Community Economic Development

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