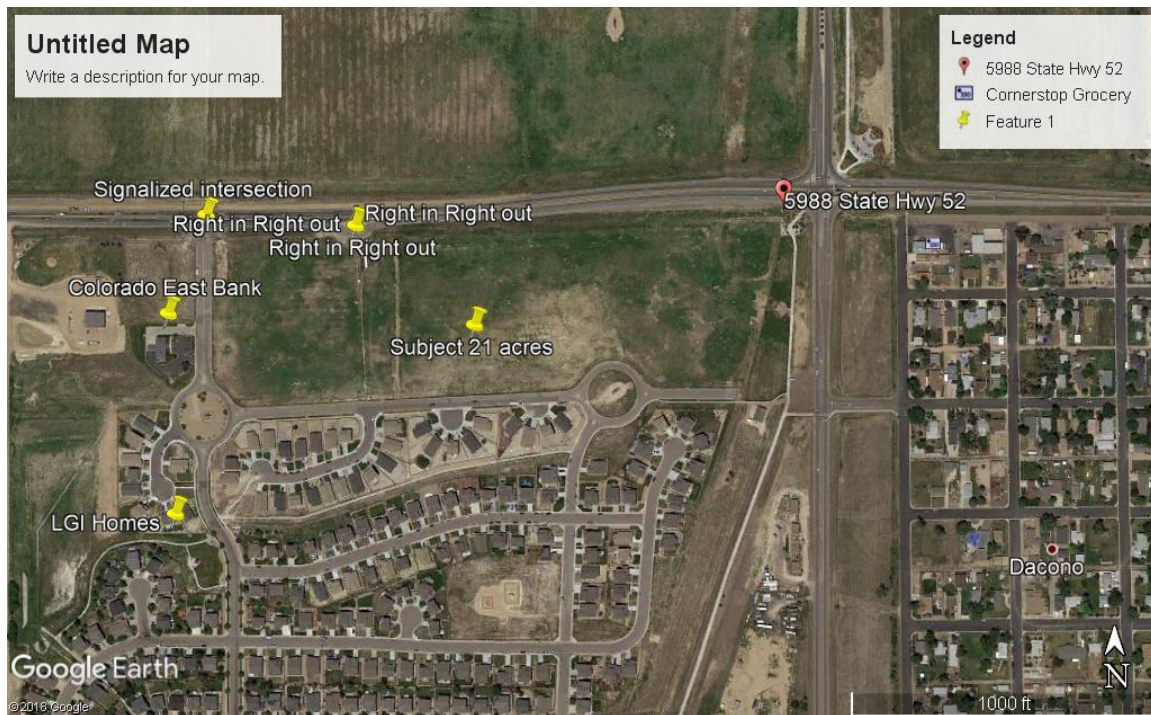


FREESTONE INVESTMENTS, LLC

PRESENTS

DACONO, COLORADO SOUTHWEST WELD COUNTY

21 Acre Commercial Site *strategically located at the SW corner of Colorado Blvd and Colorado State Highway 52.*



- 1.6 miles East of I-25
- 10,000 housing units approved within a five-mile radius of this property.
- Current traffic counts on Highway 52 are approximately 21,000 cars per day.
- Full movement traffic signal at the intersection of Flying Circle Blvd /52 and a right in, right out entry point on 52 assure easy access.
- Access to Colorado Blvd on 6th St. (upon completion)
- Surface use agreement in place with oil and gas producers.
- 3/4" water tap included and domestic well.
- Undergrounding of utility lines along Highway 52 to be completed 9/19
- From the City of Dacono: one or more of the following are available;

- **Sales Tax Reimbursement:** The City will consider a sales tax reimbursement as permitted by the City Charter. This reimbursement excludes use tax.
- **Development Review Fees:** All fees associated with the land development review (final plat and site plan review) are waived. This includes consulting city attorney and city engineer fees. Excluded to the fee waiver are the building permit and building plan review fees which are paid to SAFEbuilt. The City will provide expedited land development review services.
- **Metropolitan District:** The City would support the formation of a metropolitan district in accordance with the model service plan.
- **Public Improvement Fee:** The City would support the use of a PIF. A PIF or a retail sales fee is a privately imposed sales tax. The fee does not require a public election. The PIF revenues can be used for projects or improvements that touch and/or concern the land. Keep in mind that Weld County does not have a sales tax and Dacono is not part of RTD or other special districts. As a result the overall sales tax, even with a PIF, is probably lower than in surrounding communities.

Price: \$4,500,000

Contact: Ross Hansard, Broker
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Longmont, CO. 80504

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