

536 ACRES WITH CBT

Residential Land
Services Team
Offering Memorandum

GATEWAY TO FREDERICK



NELSON FARM
NEC of I-25 and Highway 52
Frederick, Colorado

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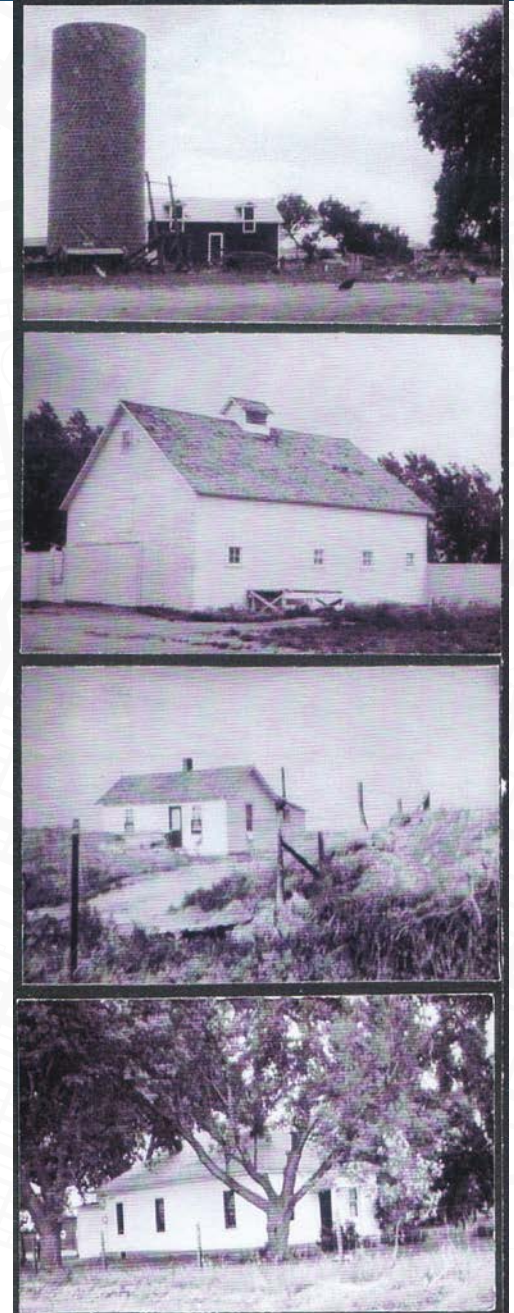
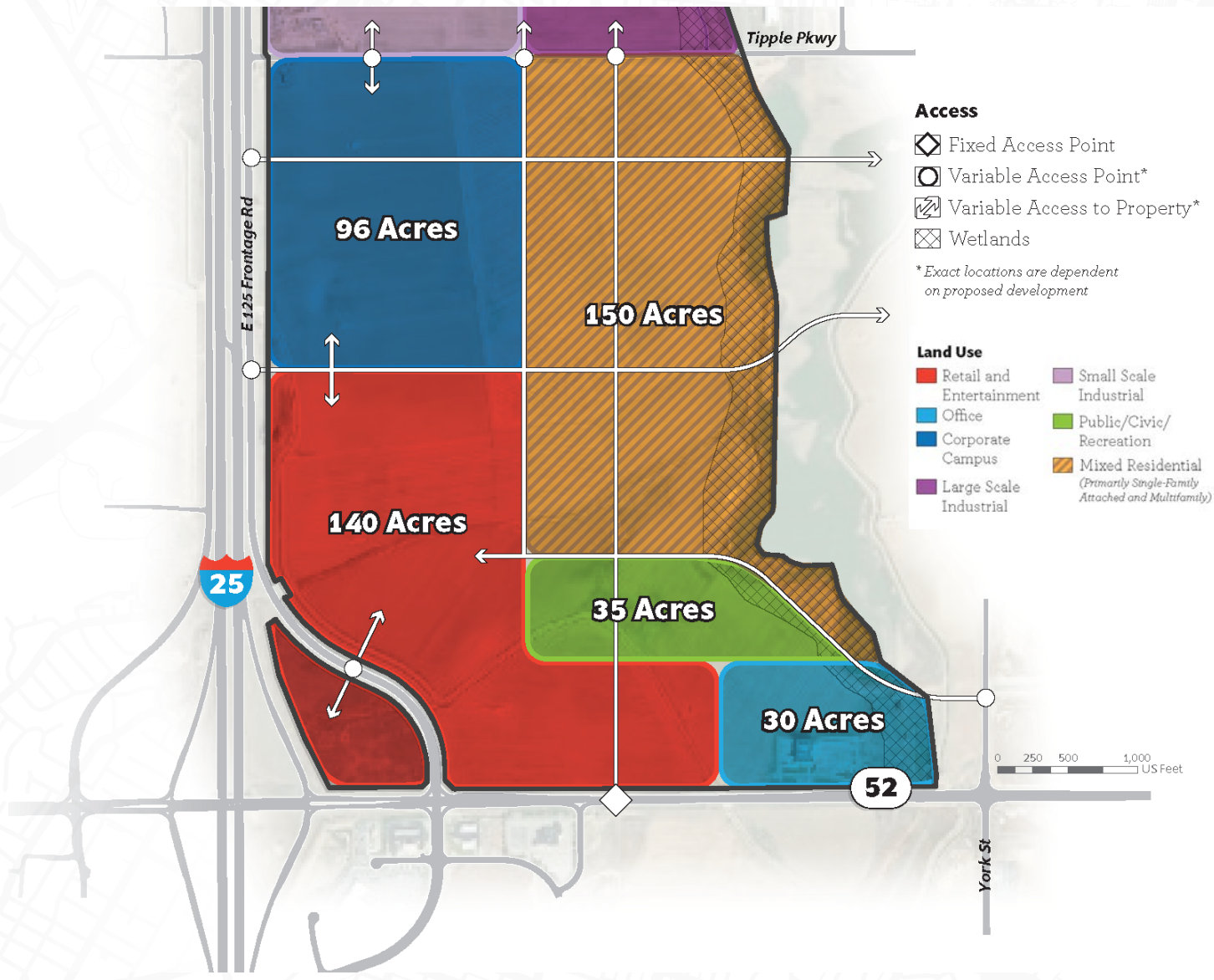


Executive Summary

- **Water rights included** are 420 Units of CBT which is enough to support the development of the entire project. Seller financing may be available under acceptable terms.
- Multiple zoning designations with a metro district already in place.
- Eastern half of the site zoned for Residential including Single Family Detached, Single Family Attached and Age-Restricted Product.
- Western half of the site zoned for Commercial Retail, Entertainment, and Office and Industrial Uses.
- High-profile property at the corner of I-25 and Highway 52 with incredible visibility and mountain views.
- All utilities stubbed to the site and have available capacity for the entire project.
- Excellent access to Denver, Fort Collins and Boulder.
- One of the last remaining large-scale sites along the I-25 corridor with water to support the entire development.



Town of Frederick 25/52 Subarea Plan

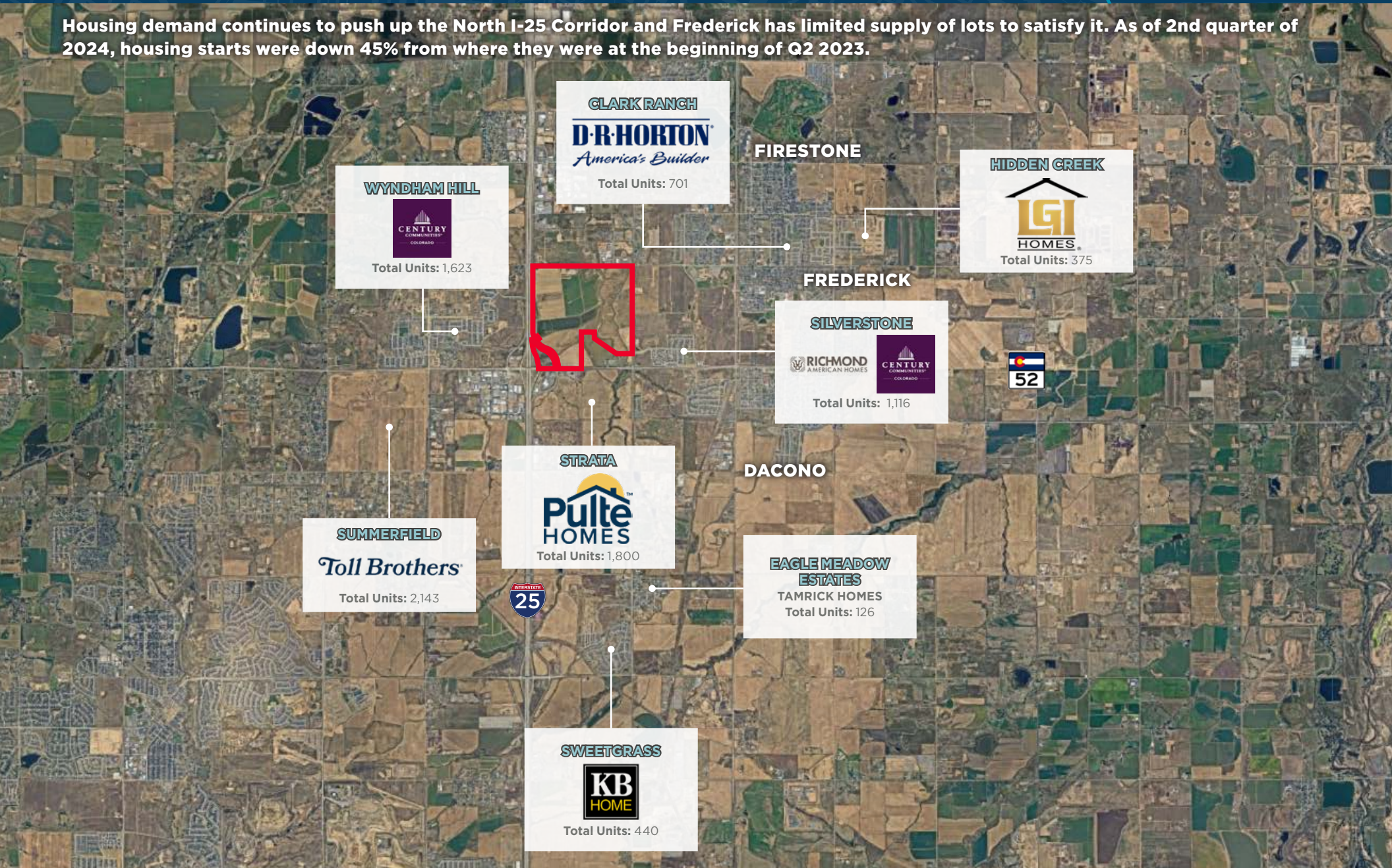




NELSON FARM | Gateway to Frederick

536 Acres with CBT

Housing demand continues to push up the North I-25 Corridor and Frederick has limited supply of lots to satisfy it. As of 2nd quarter of 2024, housing starts were down 45% from where they were at the beginning of Q2 2023.



Property Overview

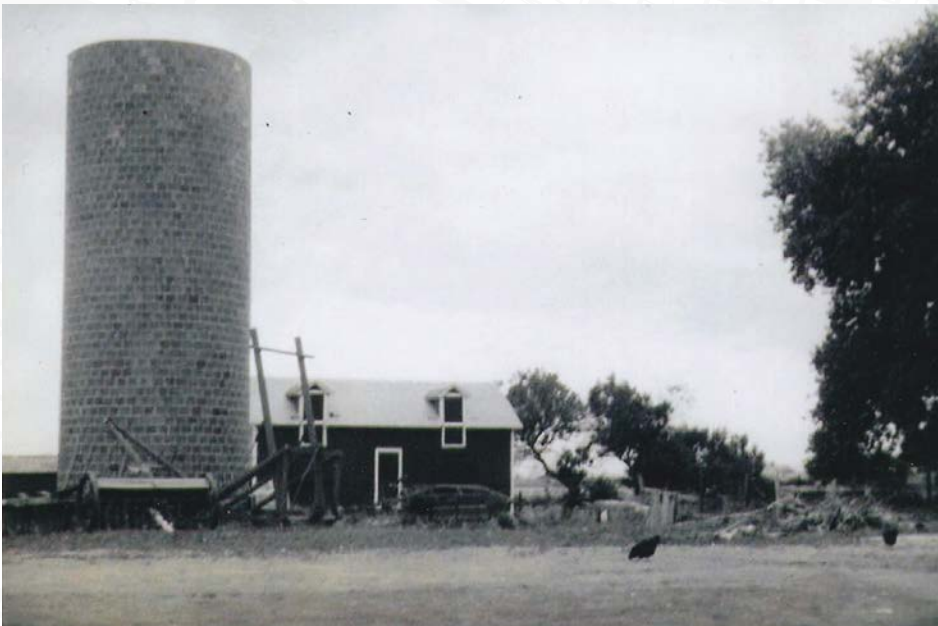
Jurisdiction:	The property is located in the Town of Frederick/Weld County and all applications, development and construction fees will be the responsibility of the buyer. Frederick's fee schedule: Town of Frederick Fee Schedule	Easements:	Surface use agreements in place.
Location:	NEC of I-25 & Highway 52	Water:	Water service would be through the Town of Frederick served by the Central Weld County Water District. A 12-inch water line runs through the site connecting the hospital site with the industrial development to the north. If the property is developed, an impact study would have to be conducted, although it is likely that adequate capacity exists. The development to the east did have to run a loop line and that might be required on the subject.
Parcel Size:	Approximately 536 Acres	Sewer:	The property is within the St Vrain Sanitation District. The 15-inch Godding Hollow line follows the bottom of Godding Hollow, then splits into a 21-inch line continuing on towards the Longmont United property. The other 15-inch line heads southwesterly, splitting again to provide service to all four corners of the interchange.
Current Zoning:	Western half is zoned for commercial retail, entertainment, office and industrial. Eastern half is zoned for residential including single-family detached and single-family attached and age-restricted product. This property is part of Town of Frederick's 25/52 East Subarea Plan .	Electricity:	Electricity is available throughout the property.
Site Condition:	This property will be sold as-is. All site developments will be the responsibility of the buyer.	Gas:	There is a gas line along the frontage road and gas is also available to other portions of the property.
Price:	Contact Cushman Wakefield Team for pricing guidance	Coal Undermining:	A considerable amount of coal mining has taken place in the neighborhood, including land under the farm. Most of the mining took place in the first half of the 20th Century with the last of the mines being shut down in the 1960s. This has left some potential for subsidence and when development is proposed, areas overlaying historic mines require testing. I have part of a report talking about the undermining in the northwest corner of the property.
Mineral Rights:	Not conveyed		
Mill Levy:	145.627		
Metro District:	Gateway to Frederick Metropolitan Districts 1-6		
Water Rights:	420 units of CBT. Seller financing may be available and considered under acceptable terms.		
Public Schools:	St. Vrain School District. The property is adjacent to Legacy K-5 to the west which serves portions of the Towns of Frederick and Firestone. Elementary: Legacy K-5; Middle: Coal Ridge 6-8; High: Frederick 9-12		

The History of Nelson Farm

The Nelson Farm in Frederick, Colorado, is a notable historic property with deep roots in the agricultural heritage of Weld County. Frederick itself has a rich history tied to the coal mining industry, which drew many immigrant families to the area in the early 20th century. Over time, farming and ranching became central to the region's economy, with properties like the Nelson Farm representing this transition.

Farming, once central to the family's legacy, became increasingly unsustainable due to high risks and costs. They explored strategies to divide and market the property for maximum value while

navigating complex negotiations, including potential deals with developers, oil and gas companies, and local government incentives. The Nelson Farm story emphasizes perseverance and optimism as the family positioned itself for long-term success, honoring their immigrant ancestors' legacy of resilience and ambition. The family strategically navigated real estate opportunities in a competitive and evolving market. Rooted in resilience and adaptability, the Nelson descendants continue to honor their immigrant heritage while shaping a modern legacy.



Frederick At A Glance

The Town of Frederick, Colorado, located in Weld County, sits along the Front Range of the Colorado Rocky Mountains with its western edge outlined by Boulder Creek. Located just 20 miles north of Denver, and 20 miles to Boulder, Frederick is a vibrant and growing community with many recreational, dining and cultural experiences while still maintaining a unique, small town charm. Voted **Top Place to Live in Colorado** (USA Today, 2019) and voted the **#1 Safest City in Colorado** (Safewise, 2021) Frederick is one of the nation's top places to live, work, and thrive.

	2-MILE	5-MILE	10-MILE
2024 POPULATION	9,410	54,011	226,872
ANNUAL GROWTH (2020-2024)	7.1%	5.0%	2.0%
2024 HOUSEHOLDS	3,102	17,891	82,767



\$144,605

Avg. HH Income
(2-Mile Radius)



76,094

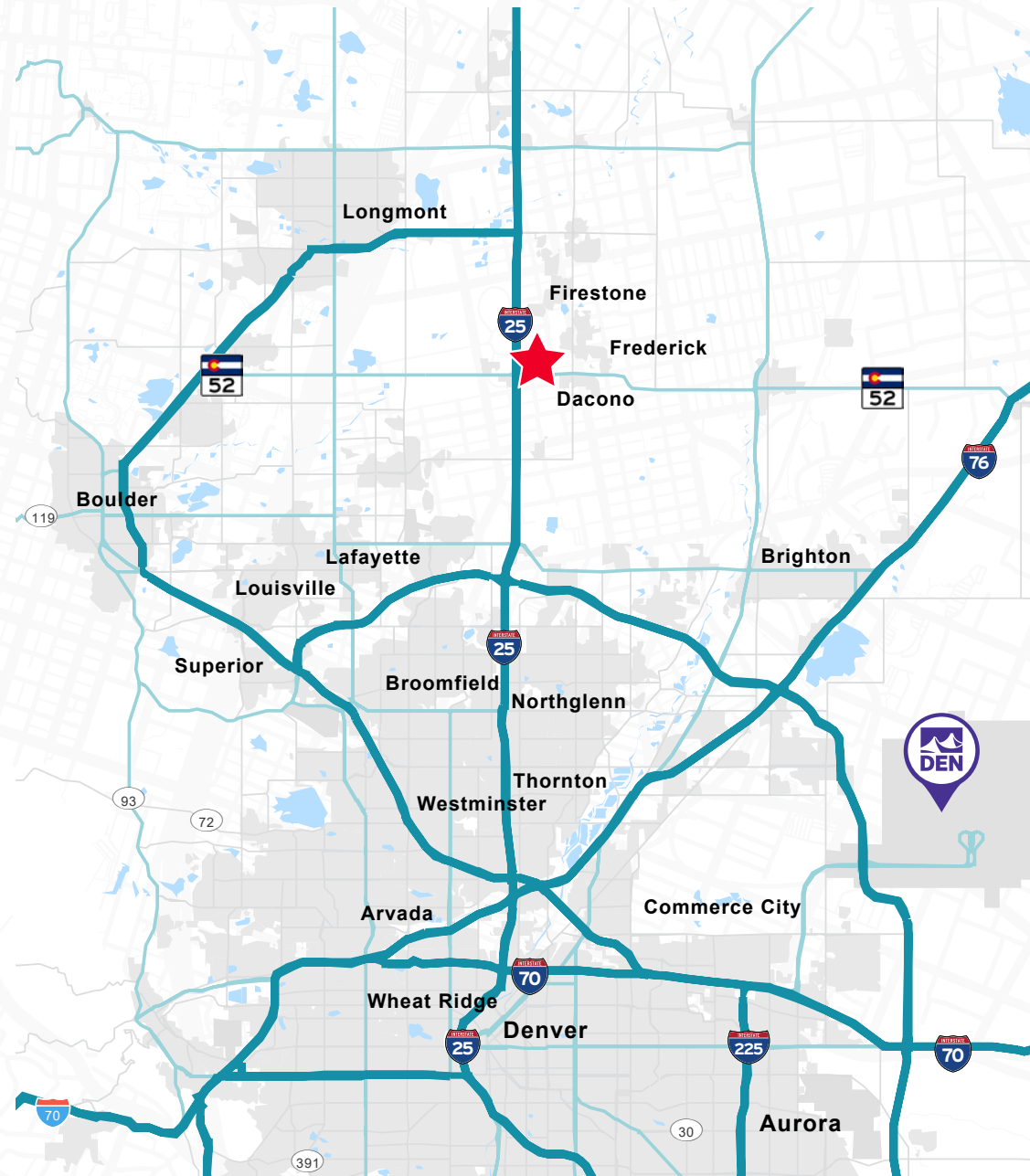
Daytime Employment
(10-Mile Radius)



128,000

VPD on I-25 @ Hwy 52

Source: CoStar 2024



Offers Due Thursday, August 21st

Submit Offers To:

Mike Kboudi
Executive Managing Director
+1 303 312 4262
mike.kboudi@cushwake.com

John Covert
Director
+1 303 218 3269
john.covert@cushwake.com

Joey Dybevik
Senior Associate
+1 303 312 1901
joey.dybevik@cushwake.com

Alicia Zervas
Associate
+1 303 312 4269
alicia.zervas@cushwake.com

Additional Property and Bid Information

Additional property information and bid instructions are available by contacting:

Sarah Wiswall
+1 303 312 4261
sarah.wiswall@cushwake.com

For additional information, please contact the Residential Land Services Team:



Mike Kboudi
Executive Managing Director
+1 303 312 4262
mike.kboudi@cushwake.com



John Covert
Director
+1 303 218 3269
john.covert@cushwake.com



Joey Dybevik
Senior Associate
+1 303 312 1901
joey.dybevik@cushwake.com



Alicia Zervas
Associate
+1 303 312 4269
alicia.zervas@cushwake.com



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Disclosure

THIS IS A CONFIDENTIAL MEMORANDUM intended solely for your limited use to determine whether you wish to express an interest in the property known as Nelson Farm in Frederick, Colorado, as more particularly described herein (Property). This confidential memorandum contains brief, selected information pertaining to the business affairs of the Property's owner (Owner) and has been prepared by Cushman & Wakefield, the Owner's exclusive agent, primarily from information supplied by the Owner. Although representatives of the Owner have reviewed this confidential memorandum, it does not purport to be all-inclusive or contain all of the information that a potential investor may desire. Neither the Owner, nor any of its members, officers, directors, employees or agents, nor Cushman & Wakefield make any representation or warranty, expressed or implied, as to the accuracy or completeness of any of the information contained herein. Both Owner and Cushman & Wakefield disclaim any liability which may be based on such information, errors therein, or omissions therefrom. All financial data contained herein is unaudited. The projections and pro-forma information contained herein represent estimates based on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that the actual results will conform to such projections. There is no representation as to environmental conditions of the property, or as to any other aspect of the property.

By your receipt of this confidential memorandum, you agree that this memorandum and the information contained herein are of a confidential nature and that you will hold and treat them in the strictest of confidence, and that you will not, directly or indirectly, disclose or permit anyone else to disclose this memorandum or any part of the contents in any fashion or manner detrimental to the interests of the Owner. Further, you agree not to discuss this memorandum with any other institution, potential investor or tenant without the express permission of Cushman & Wakefield and the Owner. Upon request, the recipient will promptly return this confidential memorandum and any other material received from the Owner or Cushman & Wakefield without retaining any copies thereof.

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