

Residential Land Services Team &
Raw Land Specialists

85

CR 18

BADDING FARMS

ARISTOCRAT
RANCHETTES

Platte Valley
Airpark

1,449-ACRE LAND INVESTMENT OPPORTUNITY

Barley Ave

FORT LUPTON, COLORADO

OFFERING MEMORANDUM

COTTONWOOD
GREENS

CR 14

Coyote Creek
Golf Course

52

85

FORT
LUPTON

CR 12

OFFERING MEMORANDUM

FOR MORE INFORMATION, PLEASE CONTACT



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CONFIDENTIALITY & CONDITIONS

Cushman & Wakefield (“Broker”) has been exclusively retained by the owner (the “Owner”) of Badding Farms, located in Fort Lupton in Weld County, Colorado, (the “Property”) to offer the Property for sale. The recipient of this Offering Memorandum (“Recipient”) hereby acknowledges and agrees that certain confidential and/or proprietary information (the “Confidential Information”) regarding the Property has been, or may be in the future, disclosed to Recipient by Broker or Owner in connection therewith and is intended solely for Recipient’s own limited use in considering whether to pursue negotiations to acquire the Property. Confidential Information shall include all analyses, files, instruments, notes, reports, studies or other documents (whether in electronic or physical form) received by Recipient from Broker and/or Owner or prepared by Recipient that contain, reflect, or are based upon the information regarding the Property furnished to Recipient, as well as oral or written information, whether disclosed before or after the date hereof. In consideration of Recipient being furnished with the Confidential Information, Recipient agrees as follows.

Recipient agrees that the Confidential Information is confidential and that Recipient will hold and treat it in the strictest of confidence. If Recipient is a corporation, partnership, limited liability company, investment trust, or other non-natural legal entity, the person(s) signing this Agreement on its behalf will take all appropriate precautions to limit the dissemination of the Confidential Information only to those persons within the entity who need to know the Confidential Information, and who are specifically aware of this Agreement and agree to be bound by it. Recipient will not, directly or indirectly, disclose or permit anyone else to disclose the Confidential Information to any other person, firm or entity without prior written authorization of Owner or Broker, except that Recipient may disclose the Confidential Information to its employees, agents and representatives who need to know such information for the sole purpose of assisting Recipient with its potential purchase of the Property, and who agree to keep the Confidential Information confidential. Recipient will be responsible for a breach hereof any parties to whom it discloses the Confidential Information. Recipient will not use, or permit to be used, the Confidential Information in any fashion other than for the sole purpose of potentially purchasing the Property.

While Owner and/or Broker may discuss the purchase and sale of the Property with Recipient, Owner or Broker in its sole and absolute discretion, may terminate discussions at any time and for any reason. Recipient acknowledges Owner has no obligation to discuss or agree to the sale of any of the Property. Unless and until a subsequent definitive written agreement regarding a

transaction between the Owner and Recipient has been executed, Owner will not be under any legal obligation of any kind whatsoever to negotiate or consummate a purchase with Recipient, and Recipient shall have no claim whatsoever against the Owner or any of Owner’s respective directors, officers, owners, members, affiliates or representatives arising out of, or relating to, any transaction regarding the Property. This Agreement binds the parties only with respect to the confidentiality and other matters expressly set forth herein.

Recipient understands that all Confidential Information shall be deemed confidential, valuable, and proprietary such that any breach of this Agreement may cause immediate and irreparable harm to Owner, for which monetary damages would be inadequate or difficult to ascertain. Recipient therefore agrees that upon the existence of any such breach or threatened breach, Owner may immediately obtain a temporary restraining order or other appropriate form of equitable relief in addition to any other rights or remedies available to it. In the event of litigation for a breach hereof by Recipient, Owner shall be entitled to a recovery of its reasonable legal fees and costs incurred in connection with such litigation, including any appeal therefrom, in addition to all other remedies available to it.

Owner reserves the right in its sole discretion to reject any and all proposals for the Property and to terminate discussions with any party at any time with or without notice. Owner or Broker reserves the right to change the price, or any information provided or to withdraw the Property from the market at any time without notice or liability. Neither Owner nor Broker or any of their owners, affiliates, officers, employees or agents make any representation or warranty, expressed or implied, as to the accuracy or completeness of the Confidential Information and no legal liability is assumed or shall be implied with respect thereto. Recipient is advised to, and agrees that it shall, verify all information provided by Broker and/or Owner independently.

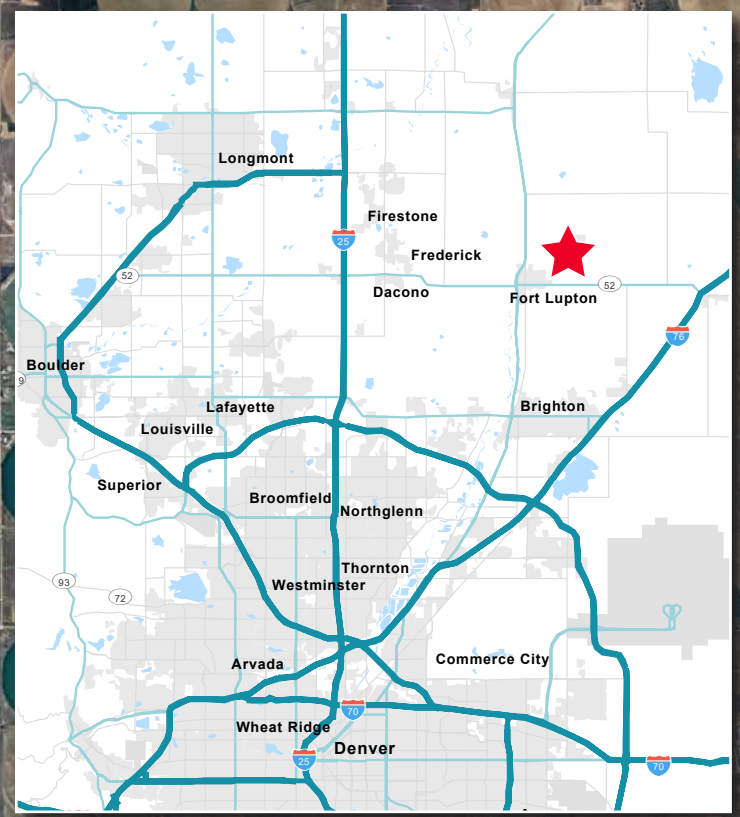
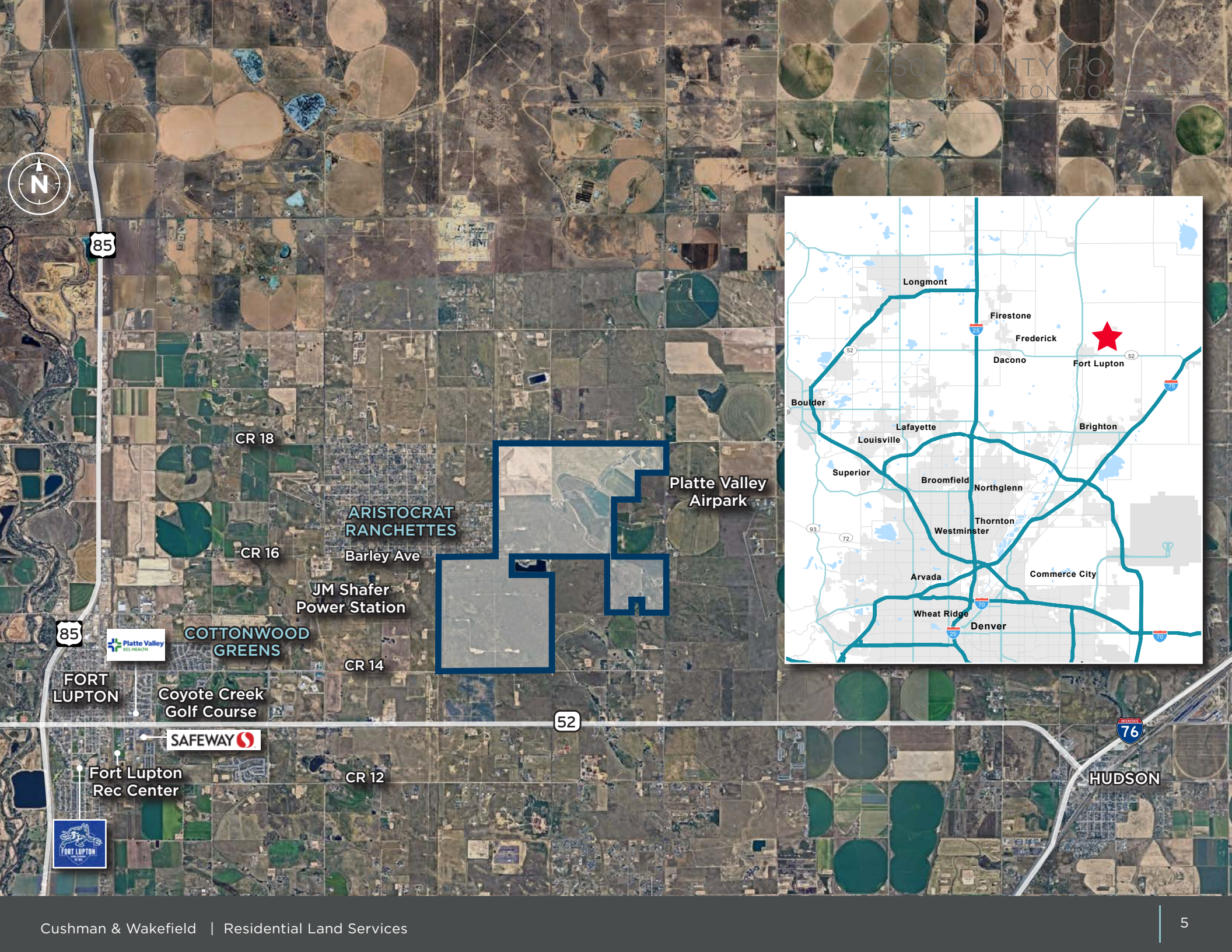
All requests for information and other communication with respect to the potential purchase of the Property or the information herein shall be directly solely to Broker on behalf of Owner. In the event that Recipient or its representatives are requested or required by judicial, legislative, or regulatory process to disclose any Confidential Information, Recipient will provide Broker or Owner with prompt notice of any such request or requirement so that the Owner may seek a protective order or other appropriate remedy. Recipient may disclose only that portion of the Confidential Information which is legally required.

THE OPPORTUNITY

Badding Farms is a historical family farm, positioned on the eastern skirts of Fort Lupton, this property offers a rare blend of rural tranquility and proximity to major growth corridors. Located just off Highway 52, with direct access to US-85, the site provides excellent connectivity to Brighton, Greeley, and the Denver metro, while maintaining a quiet country setting.

The property's Agricultural and Rural Residential zoning allows for a broad range of uses — from estate homes and hobby ranching to equestrian operations and small-scale agricultural ventures. Its level to gently rolling topography, wide-open views, and easy access make it an appealing opportunity for both end-users and long-term investors.





85

CR 18

CR 16

85

COTTONWOOD GREENS

ARISTOCRAT RANCHETTES

Barley Ave

JM Shafer Power Station

CR 14

FORT LUPTON

Coyote Creek Golf Course

SAFeway

Fort Lupton Rec Center



CR 12

52

76

HUDSON

Platte Valley Airpark

EXECUTIVE SUMMARY

- ✓ Prime Location: Situated on the outskirts of Fort Lupton just off Highway 52, with convenient access to US-85 for direct north-south connectivity between Brighton, Greeley, and the Denver metro.
- ✓ Zoning allows flexible uses such as ranchettes, equestrian operations, small-scale farming, or agribusiness, custom homesites, rural cluster development, or long-term land banking.
- ✓ Overhead power lines along road frontage, with nearby telecom and rural broadband access.
- ✓ Just east of the Aristocrat Ranchettes community — established acreage homes that signal steady rural-residential demand. The corridor is seeing increased interest for estate-lot subdivisions and energy infrastructure projects.
- ✓ County-maintained road frontage, level site lines, and easy access for agricultural equipment or residential construction.
- ✓ Panoramic Front Range and prairie views; wide-open landscape with a sense of privacy while still being near schools, shopping, and services in Fort Lupton.
- ✓ Low carrying costs, AG-classified taxes offer excellent holding economics for investors or future-development strategies.
- ✓ Options for family compound, land banking, or future conservation values with open-space feel.







FACT SHEET

7450 COUNTY ROAD 35
FORT LUPTON, COLORADO

Jurisdiction: The property is located within Unincorporated Weld County, with the ability to be annexed into Fort Lupton.

Location: 7450 County Road 35, Fort Lupton, CO

- Parcel #130926000002
- Parcel #130925000010
- Parcel #130935000009
- Parcel #130936000008

Parcel Size: ±1,449.54 Acres

Current Zoning: Agricultural

Future Zoning: Agricultural and Rural Residential

Site Condition: Raw Farm Land - Badding Farm homestead site

Metro District(s): There are no Metro Districts.

Mill Levy: 51.899

Water & Sewer: 12.67 FRICO Barr shares (not included in sale)

Oil & Gas: There is oil and gas activity on this site. Mineral rights are not included in the sale.

Public Schools: School District RE3J-KEENESBURG

Price: \$7,500/Acre

WHY FORT LUPTON?

7450 COUNTY ROAD 35
FORT LUPTON, COLORADO



Growing Population & Housing Demand

Fort Lupton has experienced notable population growth in recent years, with estimates rising to approximately 9,948 in 2025 — up nearly 25% since the 2020 Census — reflecting increasing demand for housing near the Denver-Greeley corridor.



Diversified Regional Economy

As part of Weld County, Fort Lupton benefits from a resilient and diverse economic base that includes agriculture, energy, manufacturing, retail, and transportation industries. The broader county's economic strength supports sustained demand for residential and commercial development.



Strategic Location

Fort Lupton is strategically located in southern Weld County with excellent transportation connectivity:

- 25 minutes to Greeley
- 30-42 minutes to Denver International Airport

Easy access to I-25, I-76, E-470, and rail infrastructure (Union Pacific), providing strong logistical advantages for commercial and industrial uses.



Quality of Life & Local Amenities

Fort Lupton offers a strong community-oriented lifestyle with a variety of local amenities that support active living and outdoor recreation. The city maintains multiple parks, including Community Park with a splash pad and playground, neighborhood green spaces, and access along the South Platte River corridor for walking, picnicking, and passive recreation. The Fort Lupton Recreation Center provides fitness and leisure amenities such as an indoor pool, climbing wall, gym, and program space. Nearby outdoor opportunities include golf at Coyote Creek Golf Course and historical and cultural attractions like the South Platte Valley Historic Park. Residents also benefit from local restaurants, community events such as the annual Trapper Days festival, and easy access to larger regional amenities in Greeley, Brighton, and Denver.



COLORADO DEMOGRAPHICS



POPULATION
5,839,926



AVERAGE
HOUSEHOLD INCOME
\$80,184



MEDIAN PROPERTY VALUE
\$640,000



MEDIAN AGE
36.9



COLLEGE EDUCATED
52.7%



STATE CAPITAL
DENVER



METRO AREA
104,095
SQUARE MILES



GDP
\$484 B

*U.S. News & World Report,
McKinsey & Company*



COST OF LIVING INDEX
104.6

Wisevoter



MARKET INFORMATION



#1

FOR ECONOMY IN THE U.S.
-US & WORLD NEWS 2022 -

4th

BEST PLACE IN AMERICA
FOR BUSINESS & CAREERS
-FORBES-

COLORADO IS THE 2ND MOST EDUCATED STATE

-Best Colleges 2023



7450 COUNTY ROAD 35
FORT LUPTON, COLORADO

#6

METRO AREAS WITH
FASTEST RISING INCOME

-BEST PLACES -

23

FORTUNE 1000 COMPANY
HEADQUARTERS

-METRO DENVER EDC-

MARKET INFORMATION

7450 COUNTY ROAD 35
FORT LUPTON, COLORADO

TOP COLORADO EMPLOYERS

Company	Industry	Employees
Federal Government	Government	36,222
State of Colorado	Government	29,180
University of Colorado System	Education	22,984
Denver Public Schools	Education	15,386
Jefferson County Public Schools	Education	14,436
City & County of Denver	Government	12,445
HealthONE Corporation	Healthcare	12,410
SCL Health System	Healthcare	9,970
Centura Health	Healthcare	9,450
UCHealth	Healthcare	9,380
Lockheed Martin Corporation	Aerospace	8,990
Douglas County School District	Education	8,700
Comcast	Telecommunications	7,250
Children's Hospital Colorado	Healthcare	7,150
United Airlines	Aerospace	7,000

COLORADO FORTUNE 500 COMPANIES



TOP SCHOOLS & UNIVERSITIES



OFFERING TERMS

7450 COUNTY ROAD 35
FORT LUPTON, COLORADO

OFFERING TERMS

Property

Badding Farms is being offered on both an individual and bulk basis and in its “as-is” condition. Contract terms shall be negotiated between Owner and the prospective buyer(s).

Additional Information

Due Diligence Available Upon Request:

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