

## OFFERING MEMORANDUM

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7950 Maverick Lane  
Ordway, CO 81063

**PRESENTED BY:**

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All information herein is deemed reliable, but not guaranteed.  
Buyer to verify any and all information.



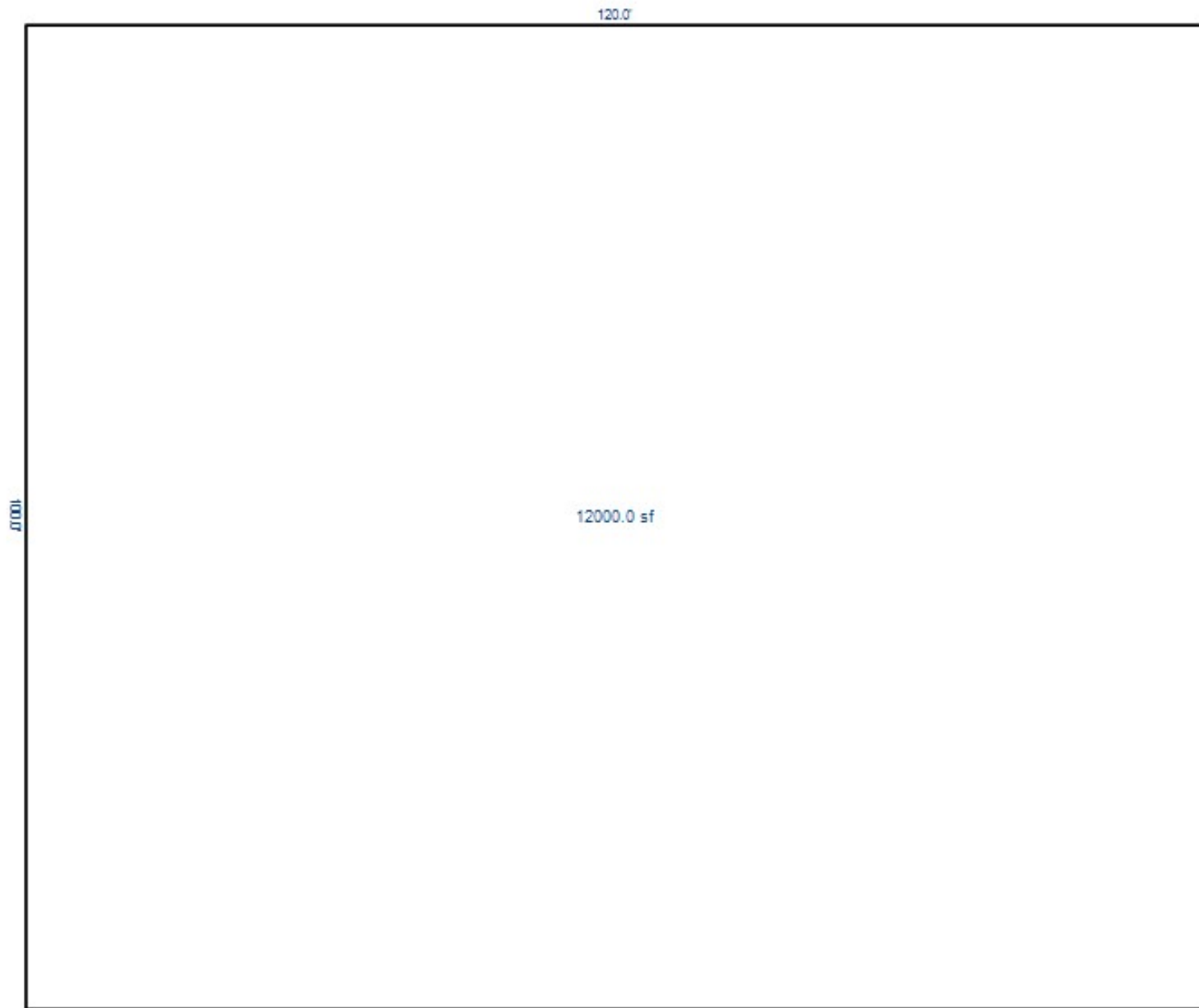


#### OFFERING SUMMARY:

<b>SALE PRICE:</b>	\$350,000
<b>SALE TYPE:</b>	Owner/User or Investment
<b>PRICE/SF:</b>	\$54.34
<b>TOTAL BUILDING SIZE:</b>	19,020 sq. ft.
<b>YEAR BUILT:</b>	2021
<b>LOT SIZE:</b>	2.21 Acres
<b>ZONING:</b>	C

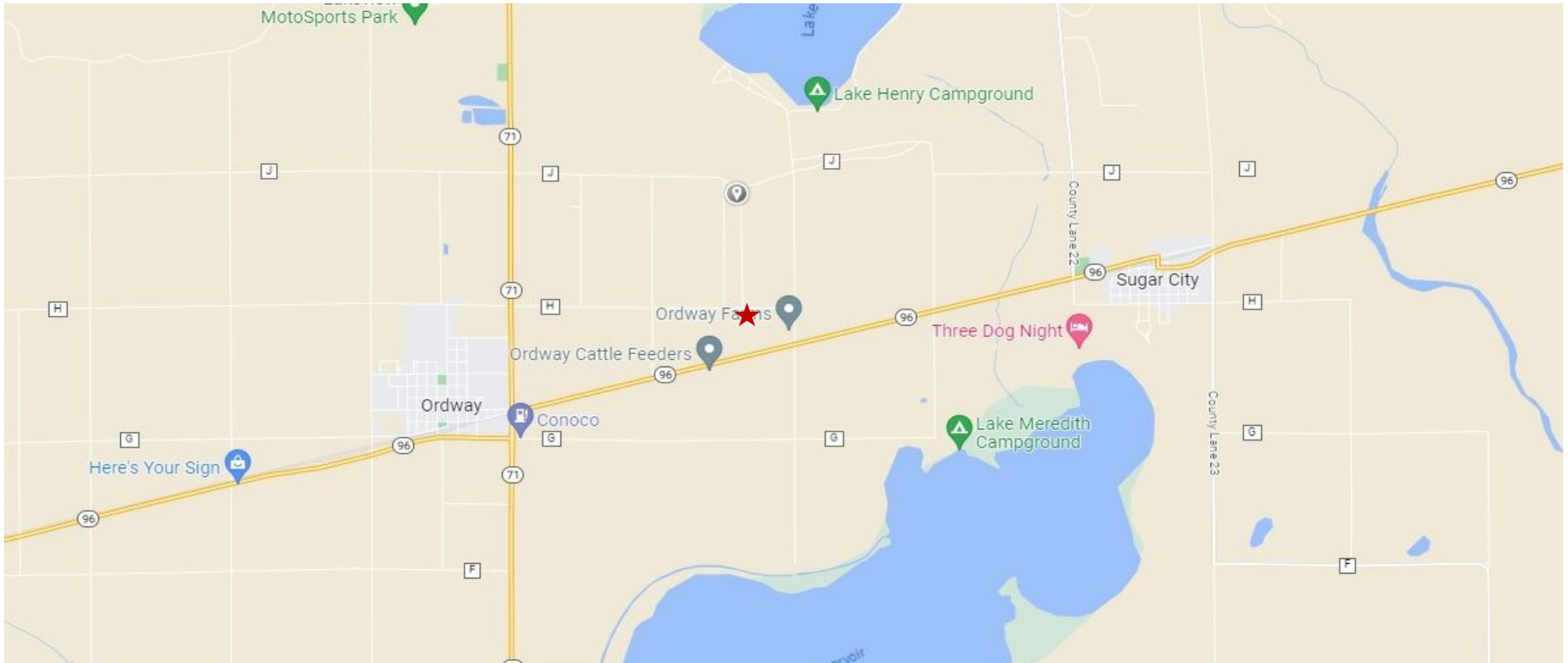
#### PROPERTY OVERVIEW

Come take a look at this outstanding opportunity in Ordway, CO. This parcel offers a Buyer a wide variety of secure and flexible space to meet their production and/or storage needs, and numerous opportunities for buyers looking for an affordable property with a fantastic location. This is a production manager's dream scenario. The property is 2.21 acres and includes the following structures: a 12,000 sq. ft. fully automated Nexus greenhouse, with full blackout cloth, and a 7,020 sq. ft. metal building that has a mezzanine that is 1,748 sq. ft. and partially built out, just waiting on the final touches. The property is versatile enough to provide a tenant with organic fruit and vegetables production, cut flowers, mycology production, bedding plant production, food and wellness crop production or cannabis and hemp production. Property is zoned for residential, agricultural, commercial, and special use. This would also be an ideal property for organic egg production. The property features 3 phase power and city water connections. Come tour this tremendous opportunity in Ordway, CO. Some work is required to get this facility fully operational.



Map is not to scale. Buyer to verify any and all Measurements.

7,020 sf metal building



**ORDWAY, CO**

Ordway is a city located in Crowley County, Colorado. It is the county seat of Crowley County.

**CITY INFORMATION**

<b>CITY POPULATION (2023)</b>	1,257
<b>CROWLEY COUNTY POPULATION: (2022)</b>	5,614
<b>AVERAGE HOUSEHOLD INCOME:</b>	\$46,515
<b>MEDIAN HOUSE VALUE:</b>	\$146,777
<b>UNEMPLOYMENT RATE (July 2023):</b>	5.9%

<https://worldpopulationreview.com/us-cities/ordway-co-population>

<https://www.zillow.com/home-values/6339/ordway-co/>

<https://www.bestplaces.net/economy/city/colorado/ordway>

**DRIVING DIRECTIONS:**

If coming from I-25 and State Hwy 50 in Pueblo CO. Go east on State Hwy 50 to Avondale Colorado. Go left or north on State Hwy 96. Follow State Hwy 96 east to the town of Ordway CO. Go north or left on County Road 71. Go right on State Hwy 96 and continue east. Continue east on State Hwy 96 to County Lane # 20. Go left or north on County Lane #20. Go left or east on County Road H. to Maverick Lane. Go left on Maverick Lane. The properties will be located on the east side of Maverick Lane directly south of Driving Directions. 7900 and 7950 Maverick Lane Ordway CO 81063





7950 Maverick Lane, Ordway, CO 81063—PW CO CANRE GRAIL, LLC



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