



Executive Summary



OFFERING SUMMARY

Sale Price:	Negotiable
Lot Size:	50.62 Acres
Zoning:	P-D APPROVED zoned 13 post mining industrial usage and ZONED FOR A CONCRETE AND ASPHALT PLANT

PROPERTY OVERVIEW

This rare and incredible opportunity to secure a toehold in one of the largest and most lucrative construction markets in the Rocky Mountain Region is immediately available in this offering. Exceptional value like this does not come along often and this offering will not last. Two contiguous parcels (50.62 ac in total) comprised of 10.48 acres recently suspended quarry mining operations (Parcel 1 former Quarry) and the adjacent 40.14 acres immediately behind it (Parcel 2 Residential).

GATEWAY – EXPANSION POTENTIAL

This offering represents the only significant remaining source of hard, clean, grey commercial crushed ASTM spec quarry aggregate anywhere regionally and represents extraordinary value for the discerning Buyer.

The current Owner and Operator had begun pursuit of a MLRB 112© permit to include expanding into the adjacent parcels, (estimated to contain in excess of 32,000,000 of mineable reserves) and beyond, ultimately acquiring additional parcels. Dubbed the Redemption Expansion,(RedEx©), this offers potentially the most prestigious quarry expansion that the Region has seen in almost 50 years. It is primed for success, with an anticipated delivery of up to 5,000,000 and 10,000,000 tons annually to market upon permit approval by the Buyer.

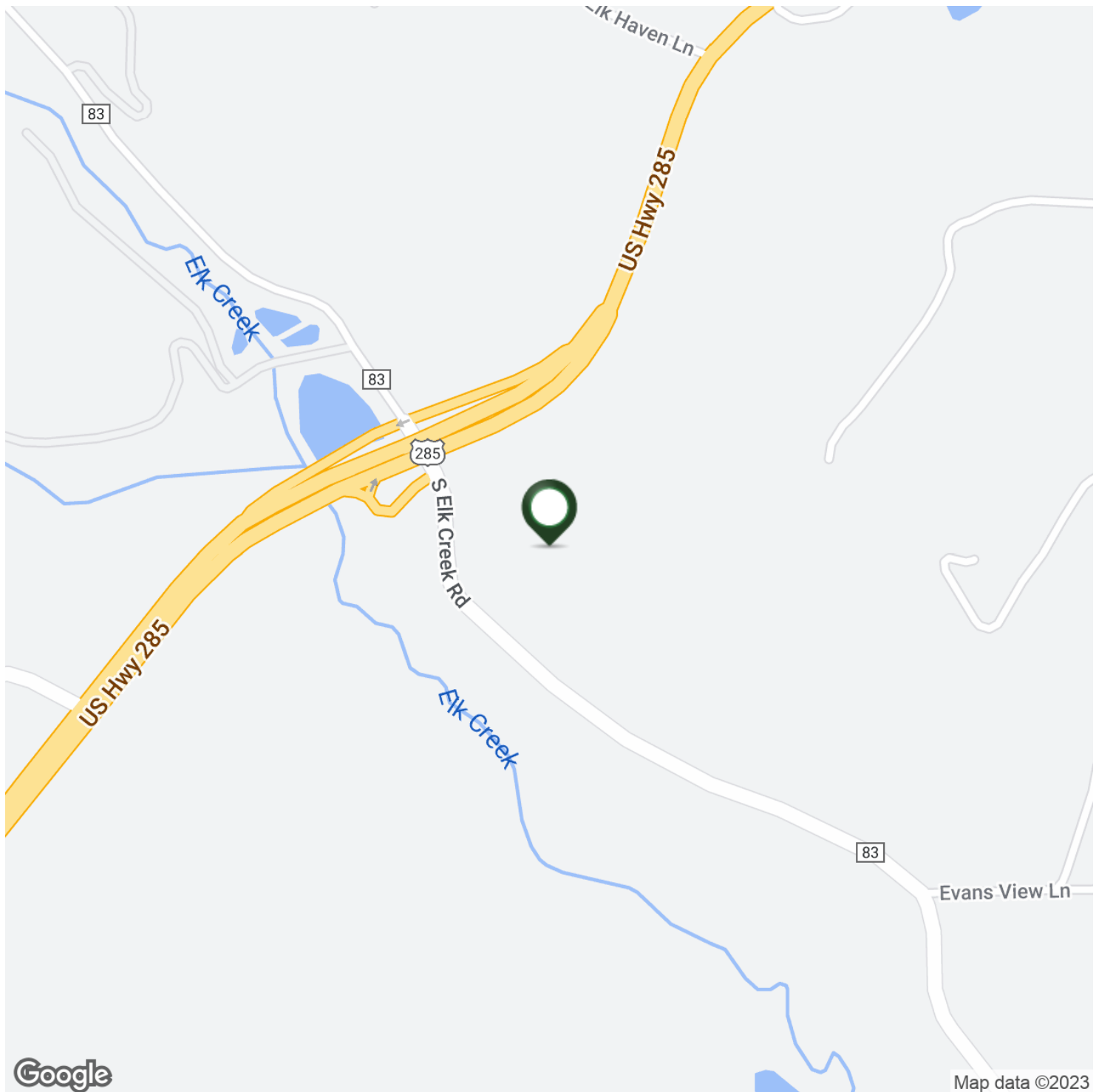
Arial Photos



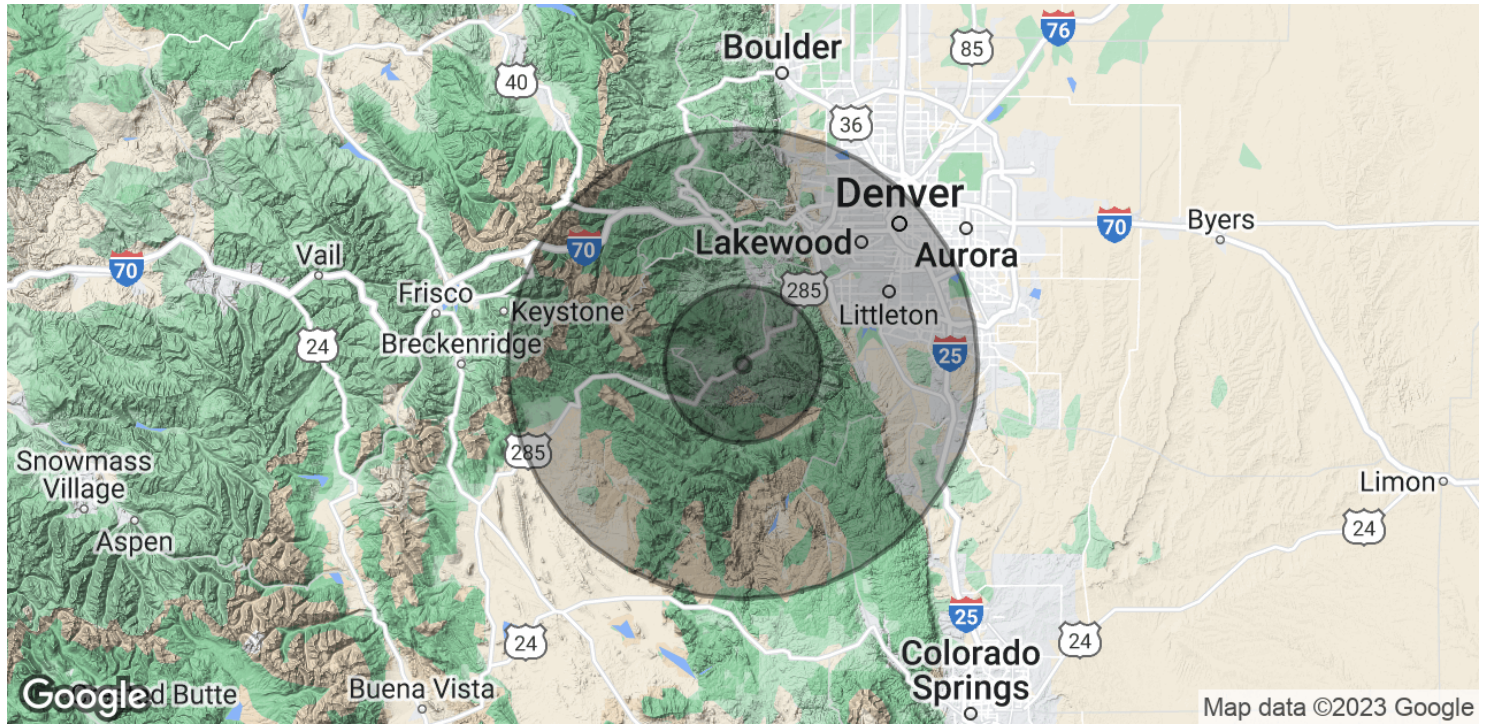
Product & Machinery



Location Map



Demographics Map & Report



POPULATION

	1 MILE	10 MILES	30 MILES
Total Population	330	23,880	1,030,813
Average age	45.7	45.1	38.7
Average age (Male)	45.0	44.4	37.6
Average age (Female)	46.2	45.6	40.0

HOUSEHOLDS & INCOME

	1 MILE	10 MILES	30 MILES
Total households	127	9,673	413,043
# of persons per HH	2.6	2.5	2.5
Average HH income	\$115,031	\$106,001	\$82,292
Average house value	\$381,139	\$415,384	\$320,035

* Demographic data derived from 2020 ACS - US Census

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