

To Investors, Family Offices, and 1031 Exchange Buyers:

**List Price: \$20,000/Acre | Short Close | 3 LOIs in Hand |
Annexation + Entitlement Upside**

We are offering an opportunity to acquire a 1,278± acre land position in a high-growth area of Weld County, Colorado at a list price of \$20,000 per acre (≈ \$25.56MM total, subject to survey and final contract terms). The seller is seeking a short-close transaction. The property already has three separate Letters of Intent from interested parties: creating immediate market validation and multiple potential exit paths.

Why is this is a rare setup?

Most large-tract acquisitions rely on future demand that may or may not materialize. Here, demand is already present:

- The three LOIs provide real-time pricing and absorption signals and create competitive tension.
- A buyer can elect to monetize through one, two, or all three LOI parties depending on the strategy (single takeout, phased takedown, or segmented dispositions).
- The site is located in a high-growth corridor, supporting the long-term exit thesis.
- Annexation / entitlement tailwind (the core value driver)

This is an entitlement-driven investment—buyers should underwrite time and process. The differentiator is that the nearby town is friendly and eager for annexation of the site, which can materially improve the entitlement narrative versus jurisdictions where annexation is uncertain or politically constrained.

For more information, please email tkaufman@landadvisors.com