



LOTS FOR SALE Montrose, CO



FOR MORE INFORMATION

COLORADOOUTDOORS.CO



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COLORADO OUTDOORS SUBDIVISION

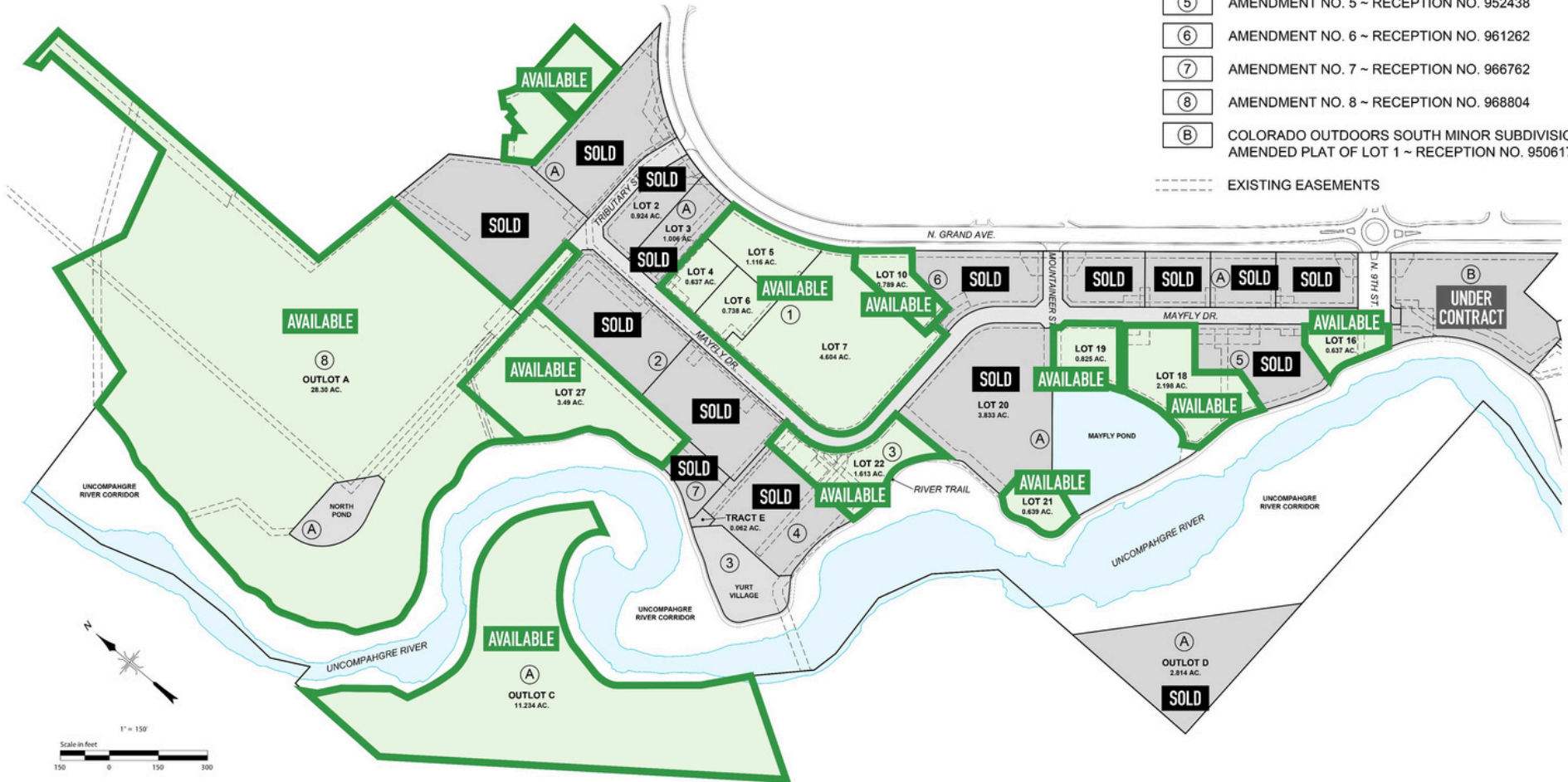
LOTS AND PLAT AMENDMENTS AS OF MARCH 2024



LEGEND

(A)	FILING NO. 1 ~ RECEPTION NO. 904227
(1)	AMENDMENT NO. 1 ~ RECEPTION NO. 927755
(2)	AMENDMENT NO. 2 ~ RECEPTION NO. 928644
(3)	AMENDMENT NO. 3 ~ RECEPTION NO. 936925
(4)	AMENDMENT NO. 4 ~ RECEPTION NO. 946977
(5)	AMENDMENT NO. 5 ~ RECEPTION NO. 952438
(6)	AMENDMENT NO. 6 ~ RECEPTION NO. 961262
(7)	AMENDMENT NO. 7 ~ RECEPTION NO. 966762
(8)	AMENDMENT NO. 8 ~ RECEPTION NO. 968804
(B)	COLORADO OUTDOORS SOUTH MINOR SUBDIVISION AMENDED PLAT OF LOT 1 ~ RECEPTION NO. 950617

----- EXISTING EASEMENTS



Flex Buildings



Montrose

E Main St

550



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LOTS FOR SALE 0.63 - 28.3 Acre Parcels



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LOT PRICES & SQFT

<u>Lot #</u>	Outlet A	Outlot C	Lot 4	Lot 5	Lot 6	Lot 7	Lot 10
<u>Lot Size sqft</u>	1,232,748	489,353	27,760	48,596	32,135	200,548	34,367
<u>Price</u>	\$17.26M	\$6.85M	\$388k	\$680k	\$680k	\$2.8M	\$481k

<u>Lot #</u>	Lot 16	Lot 21	Lot 27	Lot 31	Lot 13	Lot 18	Lot 22
<u>Lot Size sqft</u>	34,367	27,831	152,024	33,317	36,285	95,754	70,247
<u>Price</u>	\$481k	\$389k	\$2.13M	\$466k	\$508k	\$1.34M	\$983k



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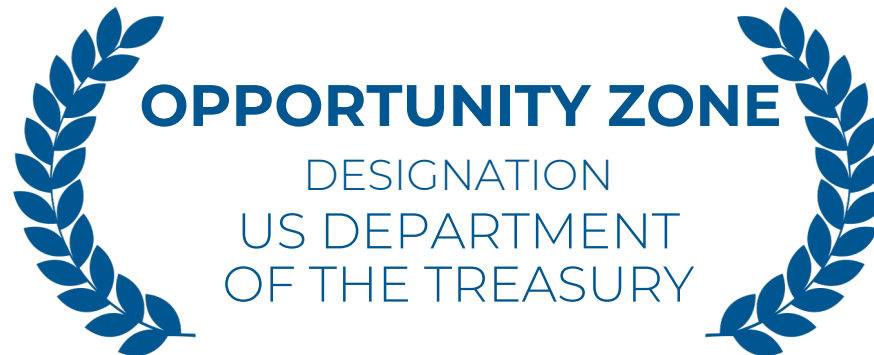
OPPORTUNITY ZONE DESIGNATION

FEDERAL TAX CREDITS

First approved
zone in
Montrose
County as part
of US Census
Tract 9663

The project is approved as an official Opportunity Zone by the US Department of the Treasury. This federally-approved designation allows for:

- ① **NO LONG TERM CAPITAL GAINS TAXES:**
For an investment held for 10 years within the Zone. Investments include those made for operating businesses, equipment, and real property (both real estate or in infrastructure).*
- ② **36% HIGHER RETURNS:**
For investments within the zone, when compared to an alternative investment with an 8% annualized return.*



* Source: Economic Innovation Group | EIG.org



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12 BUSINESS INCENTIVES FOR COMING TO COLORADO OUTDOORS^{LLC}

All incentives are subject to government approvals and successful applications.

OEDIT* CREDITS

*Colorado
Office of Economic
Development &
International
Trade

- ① **Up to \$6,500 Cash Job Incentive creation:**
Cash payments per net new job created and maintained for one year. Up to \$6,500 from the Strategic Fund.
- ② **Manufacturing Exemptions for Sales and Use Tax:**
Exemption from State sales & use tax on purchases of manufacturing machinery, machine tools & parts.
- ③ **Colorado First Job Training Incentive - \$1,200 per full-time employee:**
For companies that are relocating or expanding in Colorado & provide funds only to net new hires.
- ④ **Job Growth Incentive - Tax Credit:**
Provides state income tax credit to businesses involved in job creation projects.

STATE TAX CREDITS

- ⑤ **Rural Areas Job Tax Credit - \$2,000/Job:** Additional credit per new job located in Montrose County's Rural Enterprise Zone.
- ⑥ **New Employer Health Insurance Tax Credit - \$1,000/Covered Employee:**
2 years for each employee insured under a qualified employer-sponsored health insurance program.
- ⑦ **Job Training Tax Credit - 12% of Eligible Training Costs:**
Employers who carry out a qualified job training program for their enterprise zone employees.
- ⑧ **Investment Tax Credit of Equipment Purchases - 3% of Equipment Purchases Cost:**
Excess credits may be carried back 3 years & forward 12 years.
- ⑨ **Commercial Vehicle Investment Tax Credit - 1.5% of Qualifying Vehicle Purchases**

REGIONAL & LOCAL INCENTIVES

- ⑩ **20% towards Permanent Site Improvements:**
Up to 20% of the total project costs for eligible site improvements from the Montrose Urban Renewal Authority (MURA).
- ⑪ **Personal Property Tax Abatement:**
Abatement of the County portion of the taxable personal property up to 35 years.
- ⑫ **Sales and Use Tax Abatement:**
Abatement from City 3.3% sales & use tax on manufacturing equipment brought in for the first 3 years.