

# Northwest Colorado Business Park, Hayden, CO

(NWCOP) | [www.NWCOPHaydenCO.com](http://www.NWCOPHaydenCO.com)

## Site Details

- 58 Acre Site
- Lots Available: 15 Lots, 1 - 5 acres in size
- Zoning: Light Industrial
- Terrain: Generally Flat Greenfield
- Internal Roads: Paved roads with curb and gutter
- Maintenance & Development: General Improvement District (GID) for development and maintenance funding

## Utilities

- Electricity Provider: Yampa Valley Electric Association
- Water/Sewer Provider: Town of Hayden
- Network Geothermal Heat Source: Town of Hayden (with Supplemental Beneficial Electrification available)
- Broadband: YVEA Luminate, Spectrum, and Zirkel Wireless

## Strategic Location

- Adjacent to Yampa Valley Regional Airport
- Easy access to US Highway 40
- Centrally located between Steamboat and Craig, CO
- Central to Grand Junction, Denver, I-70 and I-80

## Incentives

- Strategic Fund Job Growth Incentive
- Rural Jump-Start
- Enterprise Zone
- Advanced Industry Investment Tax Credit
- Qualifying Advanced Energy Project Credit (48C)

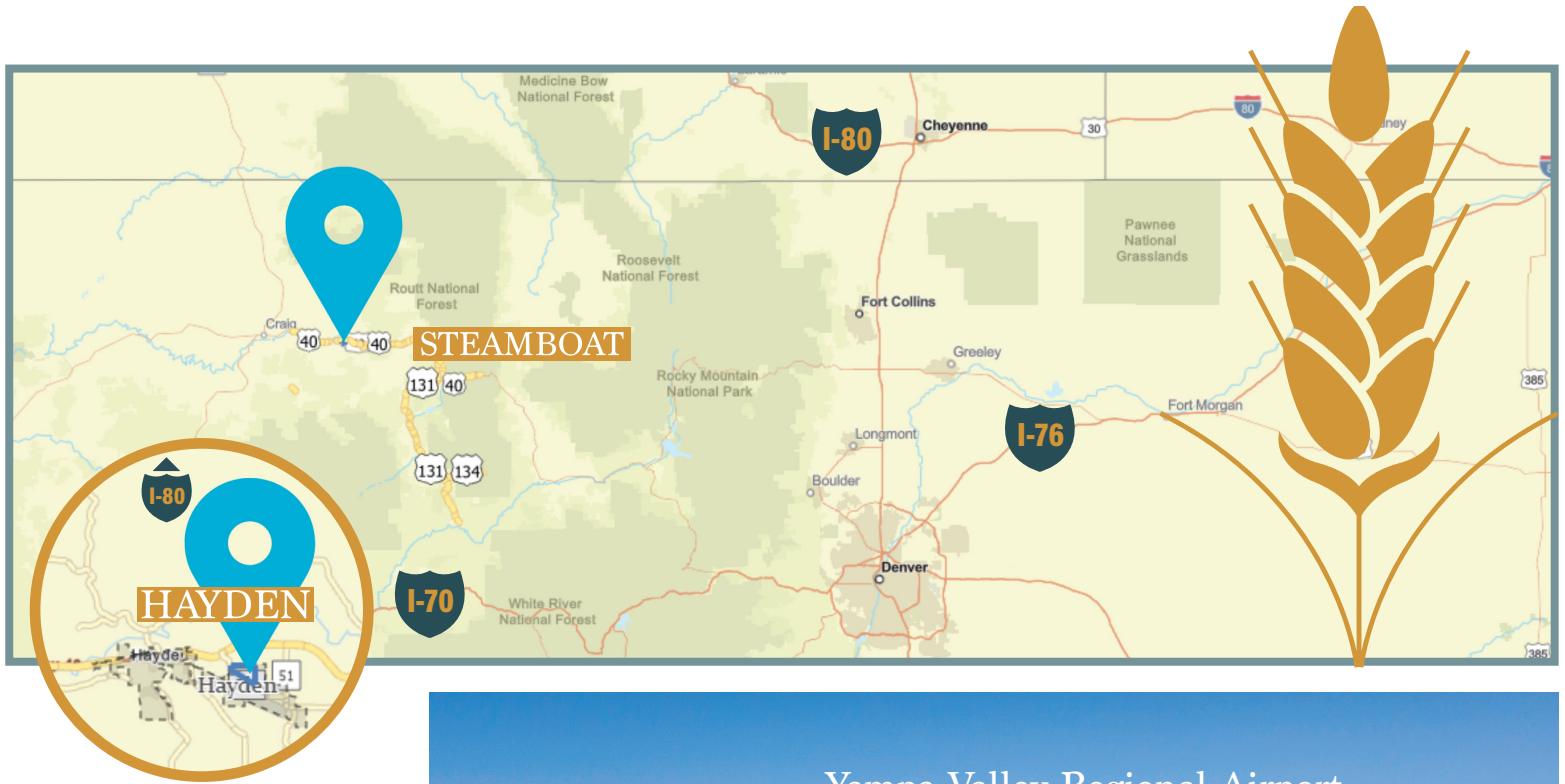
## Project Goals

Attract new businesses and encourage expansion of existing businesses to replace the property tax and employment voids caused by a declining coal industry and Covid pandemic. Vertical construction and job creation are key, and the Town is looking to attract dynamic businesses within the following industries: Construction; Advanced Light Manufacturing; Warehouse & Distribution; Clean Tech & Renewable Energy; Entrepreneurial Startups.



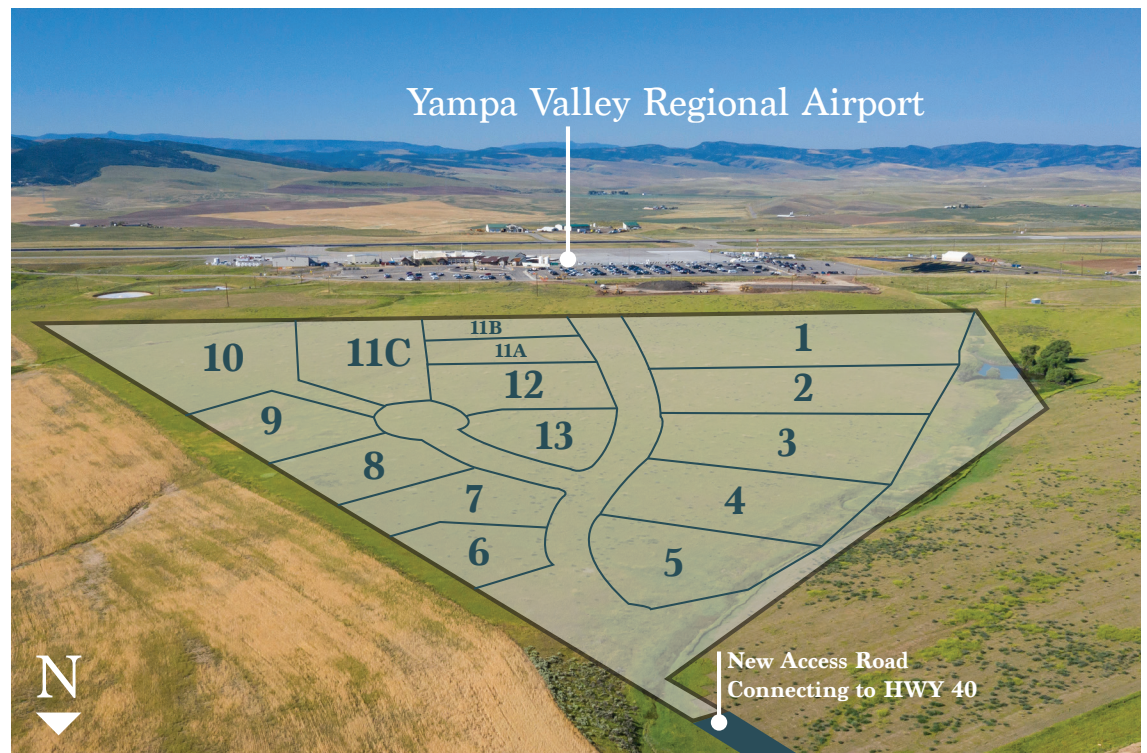
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## NWCOBP PRICING

Lot	Acres	Price
1	4.97	SOLD
2	3.99	SOLD
3	4.11	U/C
4	4.31	U/C
5	3.97	U/C
6	2.04	\$408,000
7	2.61	\$522,000
8	2.29	\$458,000
9	2.32	\$464,000
10	4.98	\$747,000
11A	1.00	SOLD
11B	1.00	U/C
11C	2.89	SOLD
12	2.41	SOLD
13	1.98	SOLD



Plat Map Scale is Approximate

## Developed by the Town of Hayden

Favorable terms and discounts  
available for buyers bringing:

- Quality Job Creation
- Near Term Development Plans
- High Assessed Value Projects

Scan to view the  
documents below:



*Business Documents*



*Hayden Lifestyle*

the *art* of your business  
**SOUTHPAW**  
CREATIVE  
southpawcreative.online

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