



LOCATED AT: 221 W VICTORY WAY, CRAIG, COLORADO

## KEY SITE FACTS

- » **Free Land** - Available at no cost to qualified development partners (estimated value approximately \$320,000)
- » **Centrally Located** - Adjacent to US Highway 40 and walkable to downtown Craig
- » **Close to Amenities** - Within blocks of restaurants, city offices, shops, and services





# VICTORY WAY PROPERTIES: 79,500 SQ. FT.

## KEY FEATURES

- » **Multiple Development Opportunities Available**
- » **Flexible Zoning** - Community Commercial (C-2): supports retail, headquarters, medical, mixed-use residential, and light industrial
- » **Prime Location** - High visibility and close to downtown
- » **Incentives Available** - Enhanced Enterprise Zone tax credits and Rural Jump Start Program
- » **Development-Ready Infrastructure** - Utilities in place with easy access to fiber, power, gas, water, and sewer connections

## UTILITY INFRASTRUCTURE

### Electricity Provider:

Yampa Valley Electric Association.....On Site

### Natural Gas:

Atmos Energy.....On Site

### Water: City of Craig Municipal Water

Lines..... 8" on Barclay, School & Victory Way

### Wastewater:

Lines..... 8" bisects property

### Fiber Optic:

Luminate Broadband.....On Site

## TRANSPORTATION ACCESS

US Highway 40..... East/West through Craig

CO State Highway 13..... North/South through Craig

I-70 & I-80 ..... 90 miles away

Yampa Valley Regional Airport..... 17 miles

Craig-Moffat County Airport..... 2 miles

Union Pacific Rail ..... Runs through Craig

## WORKFORCE

Population in Craig..... 9,502

Population in Moffat County..... 11,000

Regional Labor Shed ..... 27,283

Labor Leakage..... 3,500 (commuting out of area)

- » **Energy Transition Opportunity: 200-300 skilled workers projected to transition out of coal-related jobs in the next 3 years – ready for new industries.**

### SITE 1 - 48,000 SQ. FT.



Prime Retail and Mixed-Use Corner

### SITE 2 - 17,000 SQ. FT.



Flexible Space for Headquarters or Services or parking for Site 1

### SITE 3 - 14,500 SQ. FT.



Destination Retail or Maker Space Opportunity or parking for Site 1



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