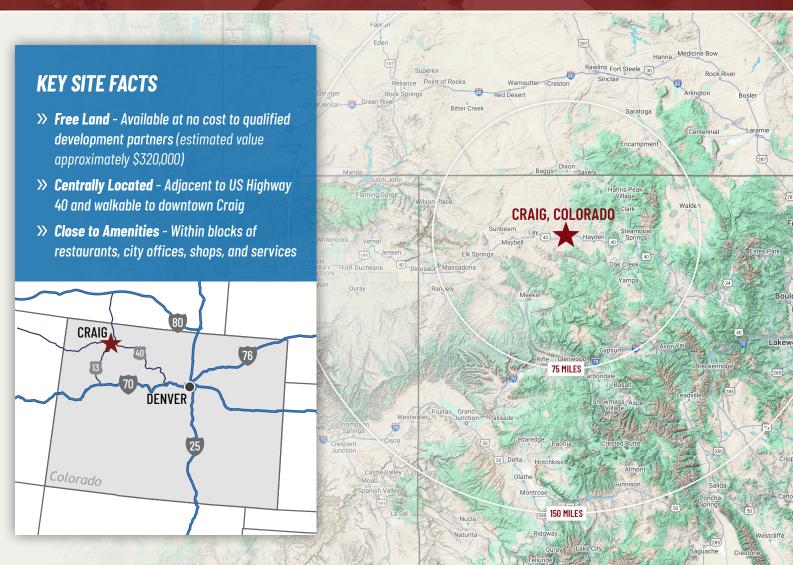


VICTORY WAY PROPERTIES





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.



Prime Retail and Mixed-Use Corner



Flexible Space for Headquarters or Services or parking for Site 1



Destination Retail or Maker Space Opportunity or parking for Site 1





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