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OFFERING MEMORANDUM

B&B Mobile Home Park

29 State Highway 52
Longmont, CO 80504

Keith Kanemoto, SIOR

Commercial Broker

303.472.2222 (Direct)

keith@kanemoto.com

RE/MAX Elevate Commercial Division

724 Main Street
Louisville, CO 80027
kanemoto.com



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PRESENTED BY

Keith Kanemoto, SIOR | Commercial Broker
303.472.2222 | keith@kanemoto.com
RE/MAX Elevate Commercial Division
724 Main Street, Louisville, CO 80027

Property Website & Aerial Tour

www.coloradomhp.com
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Executive Summary

29 State Highway 52, Longmont, CO 80504

RE/MAX Elevate Commercial Division is pleased to present B&B Mobile Home Park, an established manufactured-housing and RV community at 29 State Highway 52 in unincorporated Weld County. The property occupies a signalized corner at Highway 52 and Weld County Road 1, approximately seven miles from downtown Longmont, with direct regional access to Erie, Interstate 25, and the northern Colorado Front Range.

Seller-provided information describes a 60-site operating mix consisting of 39 RV sites, 19 mobile home sites, and two single-family residences. The community is reported to be fully occupied, with a multi-year history of 100% occupancy, a waiting list, and limited resident turnover. Seller-reported below-market rents create a value-add opportunity through disciplined rent management and continued professional operation.

The offering encompasses approximately 25.32 acres across two parcels. The improved southern parcel contains the residential community, two homes, internal circulation, and five utility, storage, and maintenance buildings. The adjoining northern parcel contains a large pond, trailer-storage areas, and an owned solar-energy system that serves the property and will transfer upon closing.

Established infrastructure includes municipal water service through Lefthand Water District, two on-site wells, grid power supplemented by solar energy, and a private wastewater treatment facility serving the community. The two residences and five ancillary buildings provide approximately 9,523 square feet of aggregate building area. One residence serves as the on-site manager's home and was renovated in 2021, while the second three-bedroom residence provides additional operational or rental flexibility.

B&B Mobile Home Park offers an investor stabilized occupancy, demonstrated housing demand, additional storage and residential income components, established utility infrastructure, and a strategic location near expanding Front Range employment centers.

PROPERTY DATA

Community Mix	39 RV Sites + 19 Mobile Home Sites
Additional Sites	2 Single-Family Homes
Total Sites	60 (Seller-Reported)
Occupancy	100% (Seller-Reported)
Total Land Area	25.32 Acres (2 Parcels)
Park Parcel	10.07 Acres
Northern Parcel	15.25 Acres
Building Area	9,523 SF (7 Buildings)
Residences	2 Single-Family Homes
Water	Lefthand Water District + 2 Wells
Sewer	Private Treatment Plant
Electricity	Owned Solar System + Grid
Entitlement	Amended Use by Special Review
County	Weld

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Investment Highlights

- 60 occupied sites: 39 RV sites, 19 mobile home sites, and two residences
- Seller-reported 100% occupancy, waiting list, and limited resident turnover
- Below-market rents provide a compelling operational value-add opportunity
- Approximately 25.32 total acres across two parcels
- Signalized corner location at Highway 52 and Weld County Road 1
- Approximately seven miles from downtown Longmont
- Direct access to Erie, Interstate 25, and surrounding Front Range communities
- Two single-family residences, including a renovated on-site manager's home
- Five utility, storage, and maintenance buildings
- Approximately 9,523 square feet of aggregate building area
- Leased storage units and additional trailer-storage areas
- Municipal water service, two on-site wells and a private sewer treatment plant
- Owned solar-energy system supplemented by grid power and will transfer upon closing
- Strategically positioned near growing employment and population centers

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Fixed Assets & Utilities

Bldg.	Improvement	Area (SF)	Built	Source notes
1	Single-family ranch residence	1,004	1915	Tenant occupied
2	Garage / equipment building	924	1987	Across from Building 1
3	Utility / barn building	1,120	1986	Utility / storage use
4	Storage building	2,800	2000	10 leased tenant storage units / owner storage
5	Sewer treatment building	864	2000	Private treatment facility
6	Utility shed	1,300	1986	Utility / storage use
7	Single-family modular home	1,511	1991	Owner occupied, per supplied brochure

Total building area: **9,523 SF** across seven buildings. Building numbers correspond to the supplied site aerial.

Established utility infrastructure

Water: Municipal service through Lefthand Water District plus two on-site wells.

Sewer: Private treatment plant serving the community and maintained by the seller.

Electricity: Owned solar-energy system supplemented by grid power. Solar will transfer upon closing.

Land use & source notes

Zoning, as reported: R5 and C4 on the southern parcel; Agricultural on the northern parcel.

Areas, construction years, uses and zoning are supplied by the broker in brochure page 3 and require independent verification. The earlier Zone X statement is not carried forward: the supplied ALTA survey identifies Zone AE / floodway exposure. Confirm current conditions and applicable restrictions.

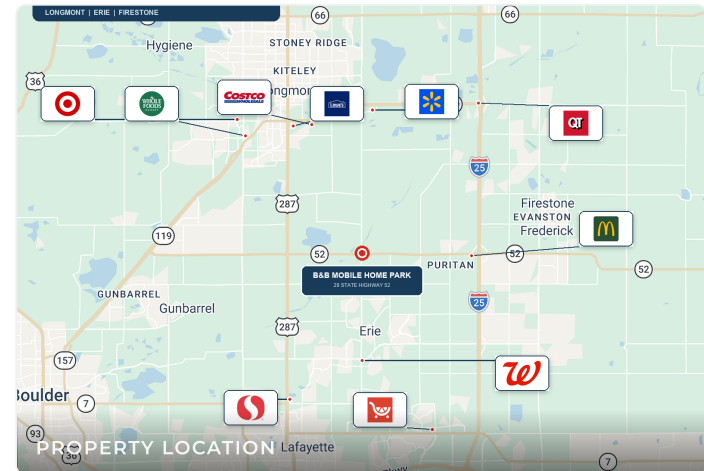
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Location Highlights

B&B Mobile Home Park is positioned between Longmont and Erie in unincorporated Weld County. Frontage and access along Highway 52 and Weld County Road 1, together with a traffic signal at the intersection, support visibility and convenient resident access.

Longmont has developed into a diverse employment center with concentrations in technology, advanced manufacturing, aerospace, healthcare, professional services, and food production. Nearby Erie continues to add residential and commercial development. The property's location supports attainable housing demand near multiple employment centers while preserving a lower-density setting and Front Range views.

- Signalized corner with frontage on two primary arterials
- Approximately seven miles to downtown Longmont
- Direct access to Interstate 25 via Highway 52
- Longmont population: 100,109 (2025 estimate)
- Median household income: \$90,671 (Longmont, 2020-2024)
- Median gross rent: \$1,816 per month (Longmont, 2020-2024)
- 47.0% of Longmont residents age 25 and older hold a bachelor's degree or higher



LOCATION

Address	29 State Highway 52
City	Longmont
State	Colorado
Zip Code	80504
County	Weld
APN / Parcel #	131331300011 / 131331300012
Coordinates	40.0882989,-105.0546455

AIRPORTS

Denver International Airport	25.7 mi
Boulder Municipal Airport	9.8 mi
Public Service Company/MDC Heliport	17.3 mi

HIGHWAYS

Interstate 70 (I-25 interchange)	~27 mi
East Ken Pratt Blvd (Highway 119)	4.7 mi
Ken Pratt Blvd (Highway 119)	5.1 mi
South Main Street	5.1 mi

I-70: approximate driving distance; route dependent. Checked September 11, 2026.

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Regional Map

NORTHERN FRONT RANGE

Longmont / Erie

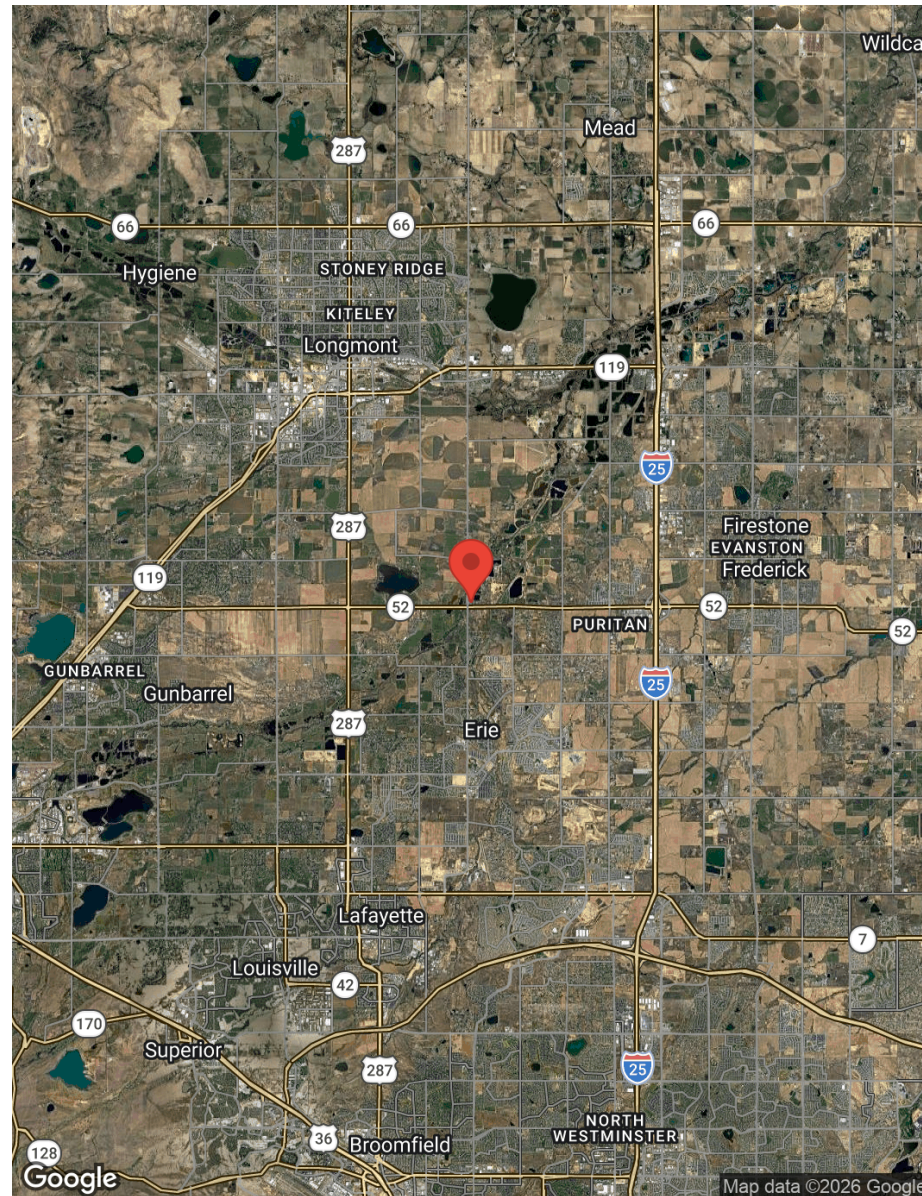
29 State Highway 52
Longmont, CO 80504

Unincorporated Weld County

Property access

Signalized intersection of
Highway 52 and Weld County
Road 1.

Approximately seven miles from
downtown Longmont.



Regional connections

Highway 52
Interstate 25
Highway 119
U.S. Highway 287

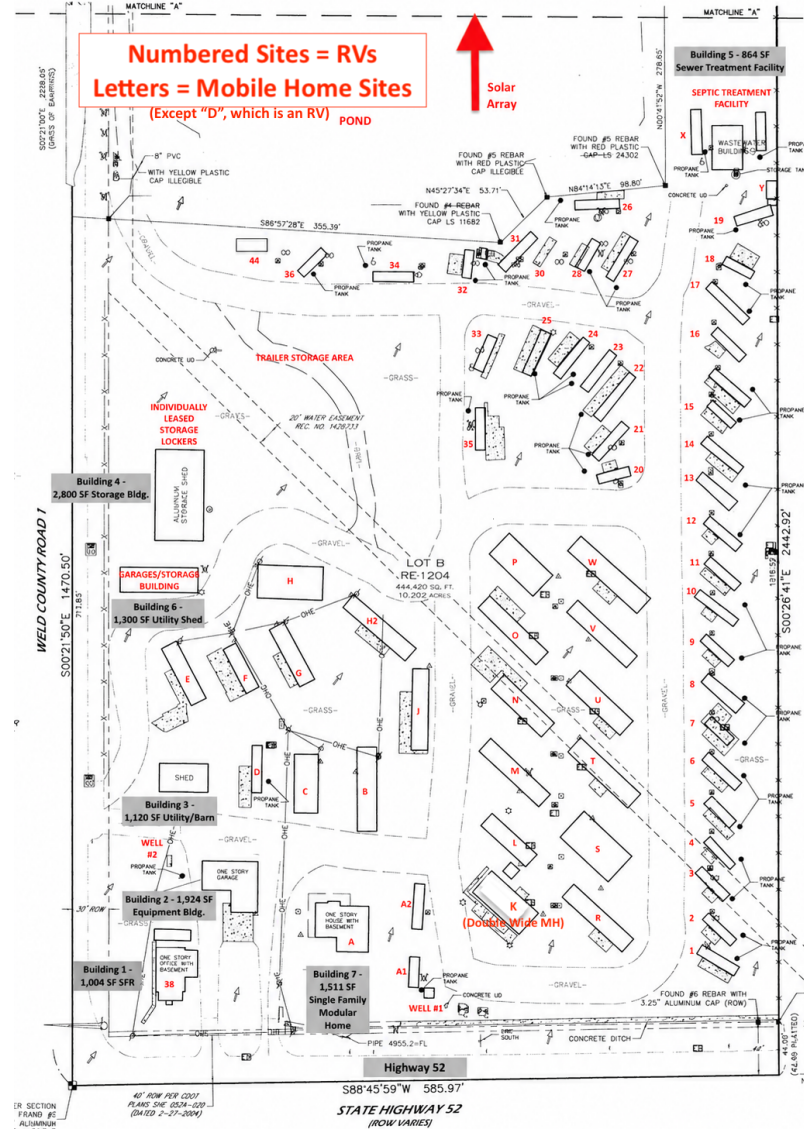
Surrounding communities

Longmont
Erie
Firestone
Frederick
Lafayette
Broomfield

Regional map supplied by the broker
(brochure page 10). Map attribution
retained.

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Site Aerial & Building Locations



Broker-supplied revised site aerial. Refer to the building schedule for improvement areas and construction years.

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Community & Pond



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Northern Parcel and Solar Array



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Property Photography



Community aerial



Internal community drive



Leased storage units



On-site manager and rental residences



Private wastewater treatment facility



Owned solar-energy system

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Parcel Context



The two parcels comprise approximately **25.32 acres**: an approximately **10.07-acre southern operating parcel** and an approximately **15.25-acre northern parcel** with pond and solar improvements.

Parcel exhibits are provided for orientation. Any acreage labels in the supplied exhibits are approximate; use the survey, title and legal descriptions to confirm parcel boundaries and areas.

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Market Overview

Longmont & the Northern Front Range

Longmont is situated northeast of Boulder near Erie, Firestone, Frederick and Dacono. Historically rooted in agriculture and manufacturing, the city has developed into a diverse employment center with technology, advanced manufacturing, healthcare, aerospace and food production.

An established downtown, historic and newer residential neighborhoods, parks and trails, and access to the Denver-Boulder metropolitan area support its community-oriented setting.

The surrounding Longmont and Erie area continues to experience residential and commercial development, expanding services and proximity to regional employment centers.

Property position

B&B Mobile Home Park offers an attainable-housing setting near Longmont and Erie, with access along Highway 52 to Interstate 25 and the northern Colorado Front Range.



Regional context supplied by the broker. The property is in unincorporated Weld County, approximately seven miles from downtown Longmont.

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