



4 PARCELS (± 27.4 AC) *TOTALING $\pm 800,000$ SF*
OF APPROVED CANNABIS DEVELOPMENT

COLUSA, CA

4 PARCELS TOTALING *±800,000 SF* OF APPROVED CANNABIS DEVELOPMENT

This ±85 acre property has been approved for three phases of construction.

The property consists of ±1,469,546 SF of building space comprised of space approved for cannabis cultivation, R&D, manufacturing, and distribution. Phases 1 and 2 have been sold.

We are pleased to offer the 4 remaining parcels (Phase 3) for sale. In total the remaining offering is approved for ±800,000 SF of buildings, with each parcel approved for a fixed annual fee (tax) of \$250,000. This tax structure makes this project one of the lowest cannabis taxes among municipalities across California.

Parcels Approved for Cultivation, Manufacturing, Nursery, Distribution, R&D, and other supporting uses

Each Parcel Approved to Build a ±200,000 SF Building

Fixed Annual Fee of \$250,000 Per Parcel

Development Agreement Approved for 40 Years

Maximum Power Kilowatt Rate of \$0.20/Kilowatt

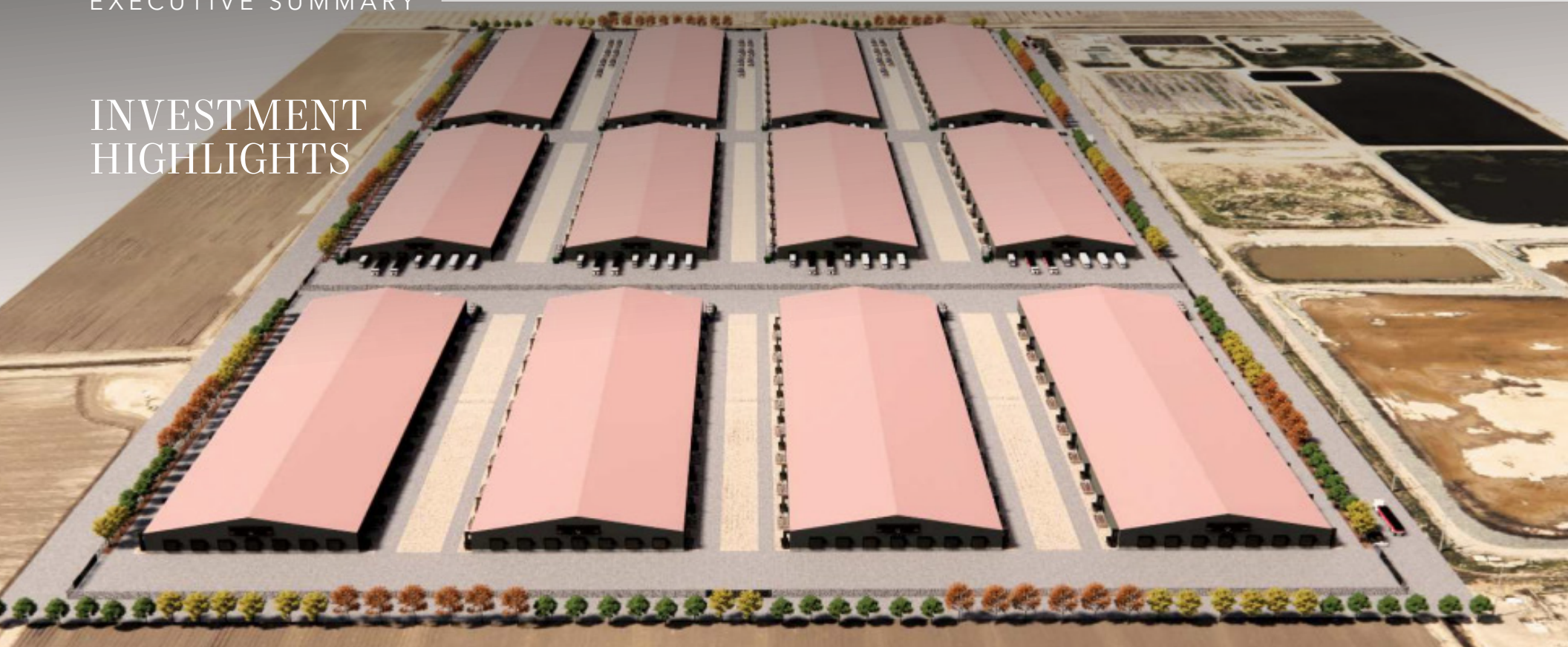
Automatically Renewal of Regulatory Permits

Fully Assignable Development Agreement



PARCEL 1	\$2,000,000 (±7.489 AC)
PARCEL 2	\$1,800,000 (±6.241 AC)
PARCEL 3	\$1,800,000 (±6.241 AC)
PARCEL 4	\$2,000,000 (±7.489 AC)

INVESTMENT HIGHLIGHTS



LOW TAX STRUCTURE

The 40 year development agreement includes a very attractive tax structure of a fixed \$250,000 annual fee per parcel, regardless of business revenue. This is one of the lowest tax structures amongst cannabis approved municipalities across California.



PROJECT UNDERWAY

Phases 1 and 2 have already been purchased and are working towards breaking ground ASAP. Major infrastructure work and other construction being carried out on the already sold parcels will prove to be a major benefit for a buyer which carries out the final Phase 3.



APPROVED FOR NEARLY ALL CANNABIS USES

The project is approved for nearly all cannabis operations including Cultivation, Nursery, Manufacturing, R&D, Distribution, and Non-Storefront Delivery.

CITY OF *COLUSA* *CALIFORNIA* IN COLUSA COUNTY



CITY OF COLUSA

Colusa is a city and the county seat of Colusa County, California, located in the Sacramento Valley region of the Central Valley. The city is situated at Salmon Bend on the Sacramento River and is surrounded by agricultural lands. As of 2023, the population of Colusa was 6,368.

Colusa has a rich history as a trading point with Native American and California roots. The name Colusa comes from the local Coru Native American tribe, who lived on the opposite side of the Sacramento River in the 1840s. In 1846, Dr. Robert Semple of Benicia was impressed by the area's fertile soil and beauty, and in 1849 his brother, Colonel Charles D. Semple, bought the land from John Bidwell and began building a town in the early 1850s.

Colusa County is the 39th largest county in California by total area, covering 1,150.7 square miles of land. The county's economy is based on agriculture and agricultural-related businesses, and its country roads are lined with waterways that are home to abundant wildlife.

COLUSA COUNTY

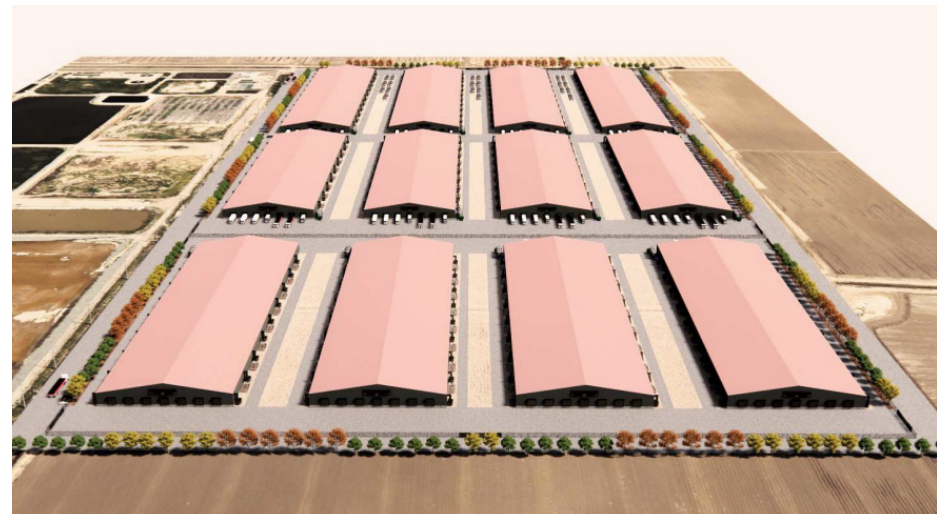
Colusa County is located in central California, about 70 miles north of Sacramento. It was established in 1850 as one of the original 27 counties created by the first state legislature. The county seat is Colusa, and as of the 2020 census, the population was 21,839. Colusa County is 1,150.7 square miles in land area, making it the 39th largest county in California. It's bordered by Butte, Glenn, Lake, Sutter, and Yolo counties.

Colusa County's economy is based on agriculture and agricultural-related businesses, primarily rice crops and tree nuts like almonds and walnuts. The county's mission is to preserve agricultural heritage, promote economic development, support communities, and provide quality governmental services.

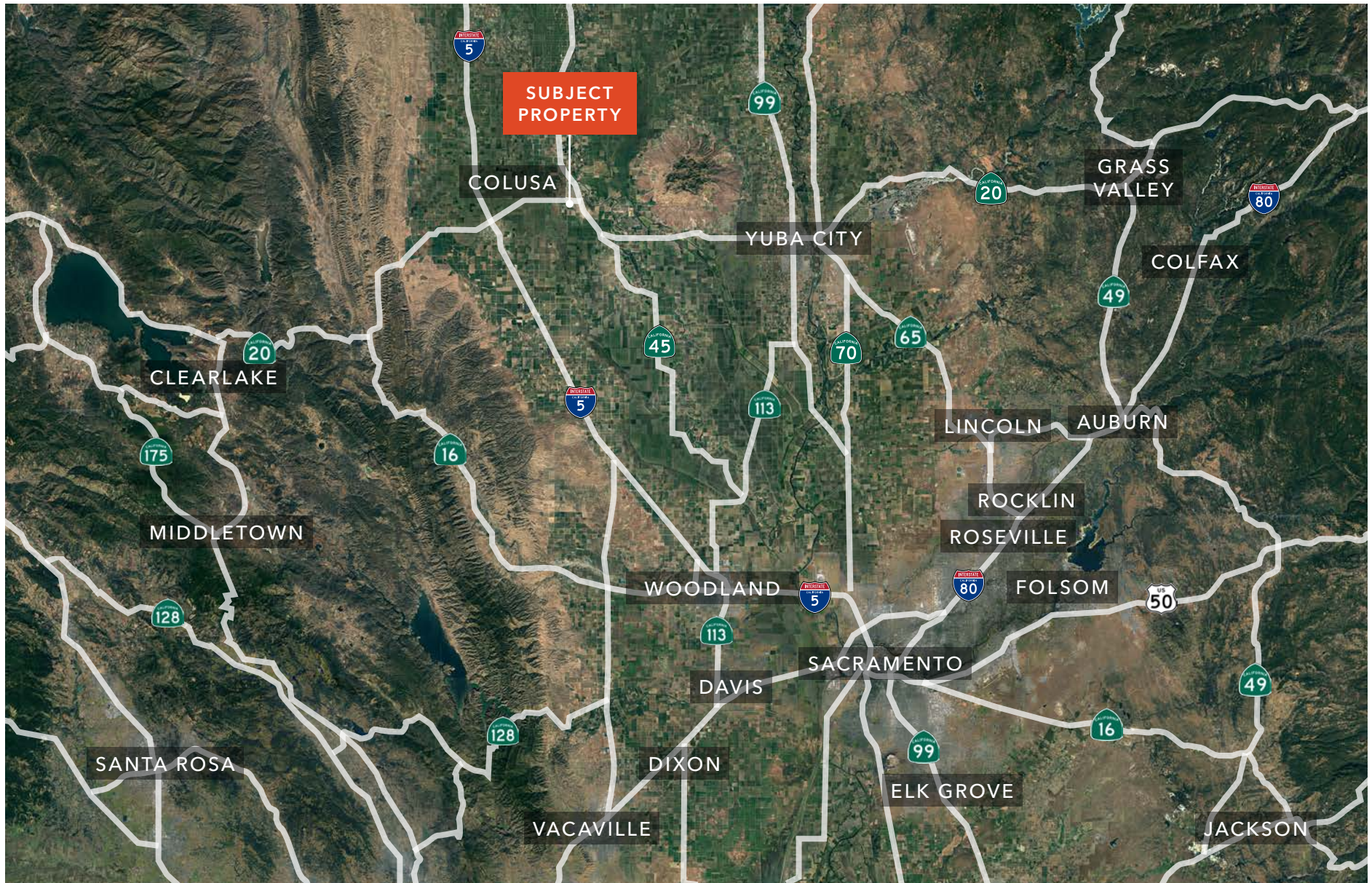
AVAILABLE PARCELS

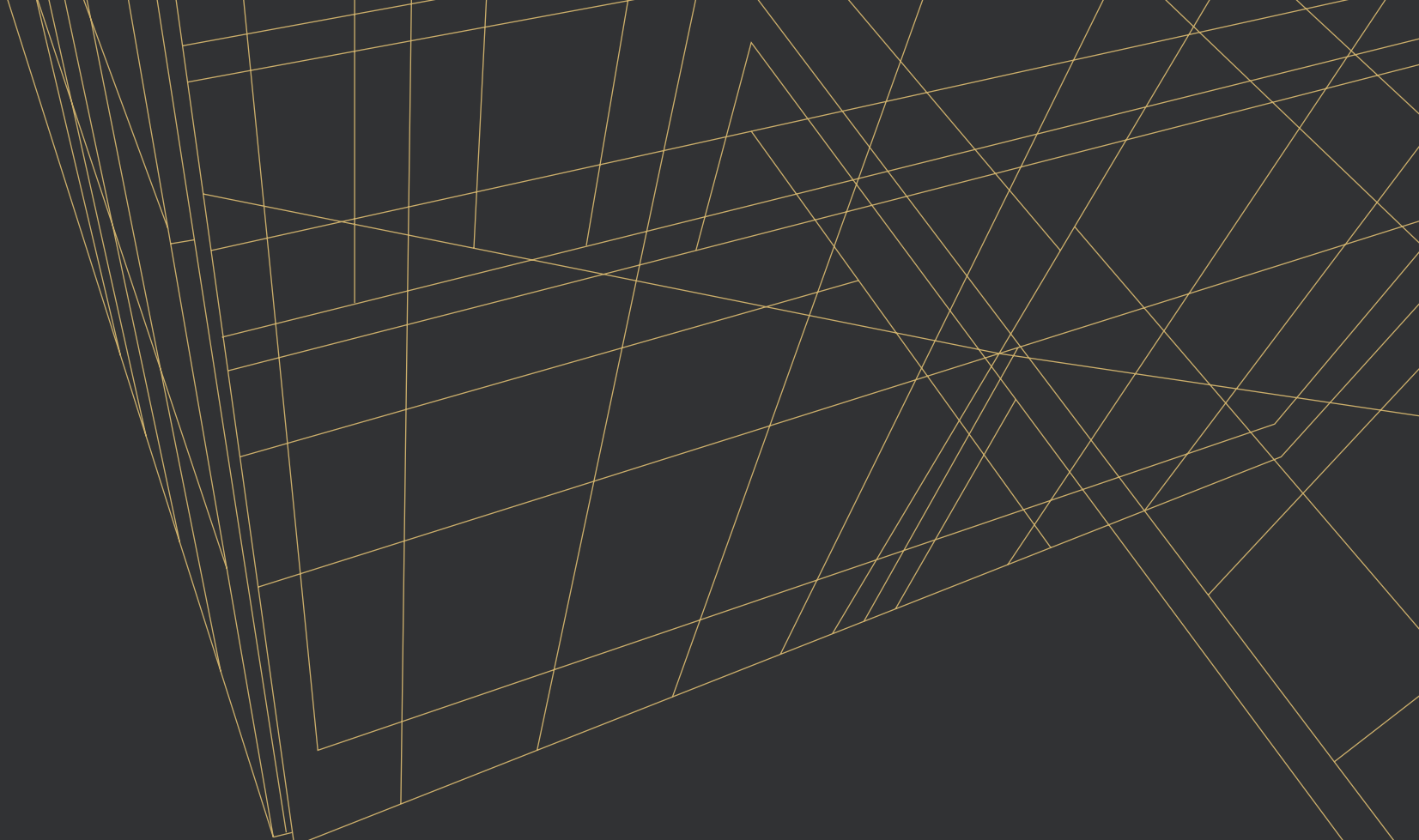


PROPERTY RENDERINGS



LOCATION OVERVIEW





Exclusively listed by

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