

**Economic Impact Study
255 Upper Lake Gulch Rd
Larkspur CO**

Off The Chain 2, LLC



PO Box 117, Larkspur CO

July 21 2016

Executive Summary

A new development is proposed at the corner of Upper Lake Gulch Road and Spruce Mountain Road. The approximately nine acre site will contain all new construction of a modern travel center and three pad sites. Projections are derived from a previously commissioned market study completed for this location by SFS Corporation.

Following are gross revenue estimates with expected revenue shares via sales tax to the town of Larkspur.

Description	Gross Revenue Yr 1	Sales Tax (4%) Yr 1	Gross Revenue Yr 3	Sales Tax (4%) Yr 3
Travel Center Merchandise	\$ 2,471,107	\$ 98,844	\$ 3,073,001	\$ 122,920
Food Court Kiosk 1	\$ 481,000	\$ 19,240	\$ 550,000	\$ 22,000
Food Court Kiosk 2	\$ 350,000	\$ 14,000	\$ 450,000	\$ 18,000
Food Court Kiosk 3	\$ 350,000	\$ 14,000	\$ 450,000	\$ 18,000
Pad 1	\$ 2,500,000	\$ 100,000	\$ 2,750,000	\$ 110,000
Pad 2	\$ 2,250,000	\$ 90,000	\$ 2,500,000	\$ 100,000
Pad 3	\$ 1,000,000	\$ 40,000	\$ 1,250,000	\$ 50,000
Town of Larkspur share		\$ 376,084		\$ 440,920

Summary

Expected revenue to the town of Larkspur upon buildout of development will be \$376,084 year one and \$440,920 for years three and beyond.

There is a secondary positive economic impact not included in this study. The full development will provide ~60-80 year-round jobs within the town of Larkspur. Residents who obtain these jobs will have more income that may be spent locally thus further increasing town of Larkspur revenue.