

shop

JESSUP FARM



ARTISAN VILLAGE

AT

BUCKING HORSE



## To Prospective Tenants:

First, we would like to take a minute to say thank you for the interest you have shown in regards to our project. We are very excited about the Jessup Farm Artisan Village and believe our unique design will create an atmosphere unlike anything ever seen in Fort Collins.

Seizing on the local food and products movement gaining momentum in Northern Colorado, Bellisimo, Inc. wants to turn an abandoned, historical farm into an artisan village. The Jessup Farm Artisan Village Master Plan includes production and retail space for about 10 artisans. This could include a winery, cheesery, farm-to-fork restaurant, coffee roaster, wholesale bakery, bicycle shop, art gallery/studio, yoga studio, and a new or expanded farmers' market. The 128-year old farm buildings will be rehabilitated and the history of the land will remain an important aspect of the project.

Our goal is to provide a distinct environment where local vendors will have the chance to share your products and create relationships with those visiting the village.

If you are interested in being a part of this exciting opportunity, please send us your business plan, with the requested information on the following page. If you need more information, please call me at (970) 229-5900 (office).

*Gino D. Campana*

[gcampana@bellisimoinc.com](mailto:gcampana@bellisimoinc.com)





Thank you for your interest in the Jessup Farm Artisan Village. We are very excited and believe our design will create an atmosphere unlike anything ever seen in Fort Collins. Due to the high demand of interest shown thus far by local artisans and businesses, we ask that you please prepare and submit to us a detailed business plan. We feel it will benefit both parties if you can concisely present your ideas to us and would like to suggest that your business plan include the following information:

1. Executive Summary

- Objectives
- Mission Statement

2. Company Summary

- Background/History

3. Product

- Product Description
- Competitive Comparison
- Space Requirements
  - Retail, Industrial, or Both
  - Square Footage/Layout
  - Equipment Explanation

- Marketing Strategy

- Future Products

4. Financial Projections

- Baseline Numbers
  - Start Up Costs OR Past Performance
- Cash Flow Analysis
  - Reserves
  - Insurance

5. Management Summary

- Organizational Structure
  - Management Team
  - Employees

Please send this information to: [info@bellisimo-inc.com](mailto:info@bellisimo-inc.com). Once you've sent us this information, we will add you to our interested parties list and will keep you updated on our progress as the project moves on. Right now we are still in the development stage, but as soon as we have updated information to share, you will be contacted.



Jessup Farm Artisan Village will be located just north of the existing Sidehill development at Timberline and Drake Roads. This development will eventually become part of the overall Bucking Horse community.

**Legend**

-  Existing Trees (Represents Dripline of Trees)
- R** Retail Space/Artisan Campus
- I** Industrial - Manufacturing/ Production/Warehouse
- F** Single Family Lots

**Building Dimensions**

- ① Caretaker's House - 32'-4"x26'-4"
- ② Chicken Coop - 24'-2"x30'-3"
- ③ Main House - 26'-4"x54'-4"
- ④ Garage - 23'-4"x23'-4"
- ⑤ Loafing Shed - 27'-4"x142'-0"
- ⑥ Mechanic Shop - 32'-4"x28'-4"
- ⑦ Barn - 46'-5"x32'-4"
- ⑧ Building on Stilts - 23'-4"x23'-4"

**Land Use Breakdown**

Total Land	13 AC (566,318 SF)
Total Light Industrial	38,000 SF
Total Retail	7,446 SF
Single Family Lots	8



Timberline Road  
**Jessup Farm**



Our Master Plan includes approximately 8,500 square feet of space in the Jessup Farm Plaza for retailers to display and sell your products.



## Jessup Farm Plaza Enlargement



The loafing shed shown below will be developed into several individual spaces. Storefront glass will allow visitors to see the architecture of the rehabilitated structure, while exploring what the artisan village has to offer.





The Farm-to-Fork Restaurant will incorporate fresh produce from the on-site gardens, and provides an opportunity to teach children how a seed in the ground becomes the food on their plate. With an on-site caretaker and an experienced chef and waitstaff, our goal is to create a distinct dining experience in Northern Colorado.

