



High Horse Dispensary, LLC

2441 US-206, Eastampton Township, NJ 08060

Confidential Investment Overview

Executive Summary

High Horse Dispensary is positioned to become a premier cannabis retail destination in Southern New Jersey. Located in Eastampton Township, our site benefits from prime highway visibility, no license competition within city limits, and proximity to expanding communities. We are fully licensed at both the state and municipal levels, and ready to launch with a charismatic brand, curated product mix, and a versatile facility footprint allowing for future growth.

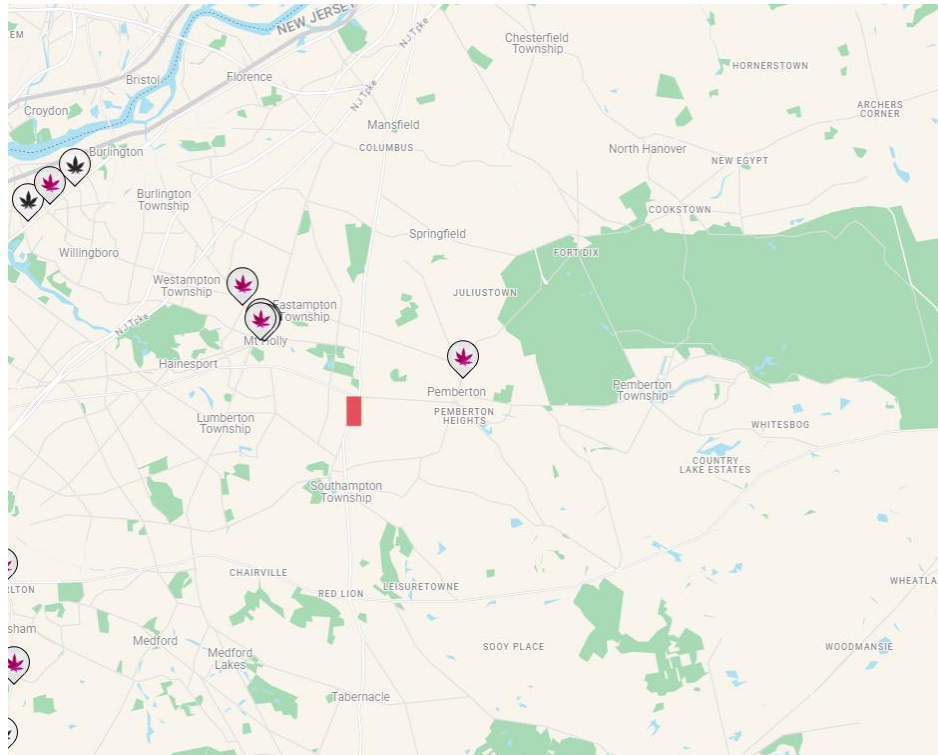
Investment Opportunity

Regulatory Status

- NJ-CRC Conditional Class 5 Retail License approved (Dec 20, 2024)
- Local municipal approval secured
- License eligible for annual conversion and transferable after two years

Site Advantage

- Only retail license issued in Eastampton Township
- Prime frontage on US-206 with 18,000+ vehicles/day
- Located across the street from 800,000 sq. ft. approved warehouse to be built
- Surrounded by ~900 multifamily units scheduled for development



Site & Facility Overview

Zoning: Commercial Highway District (CH)

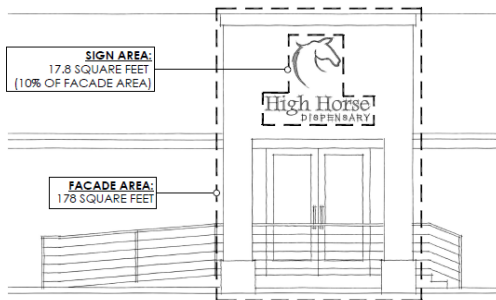
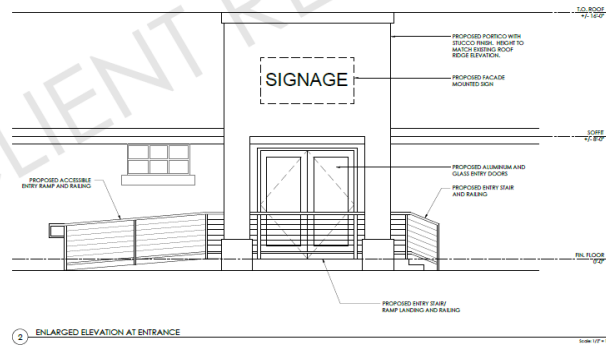
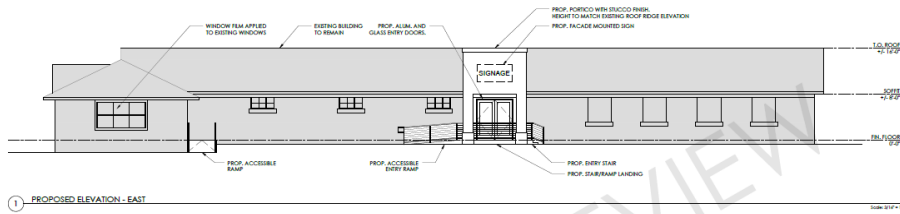
Total Building Area: 5,220 sq. ft.

- Active Dispensary Space: 2,579 sq. ft.
- Expansion-Ready Space: 2,641 sq. ft.

Parking: 14 approved spaces

Accessibility & Flow: ADA-compliant ramps, POS stations, secure vaults, and a dedicated receiving area

Design Element: Custom mural featuring Rufus the horse, plus illuminated signage and retail graphics



FACADE-MOUNTED SIGNS IN THE CH ZONING DISTRICT:

1. THE SIGN SHALL BE ATTACHED TO THE FRONT OF THE BUILDING AND SHALL NOT PROJECT OUTWARD FROM THE FACADE WALL MORE THAN EIGHT INCHES.
2. A MAXIMUM OF ONE SIGN PER BUSINESS SHALL BE PERMITTED.
3. MAXIMUM AREA OF EACH FACADE SIGN SHALL NOT EXCEED 10% OF THE AREA OF THE FACADE OF THE BUILDING ON WHICH THE SIGN IS ATTACHED OR 100 SQUARE FEET, WHICHEVER IS LESS.
4. THE SIGN MAY BE EXTERNALLY OR INTERNALLY LIT.



Market Analysis

Burlington County Overview

- Population: ~466,000
- Median Income: \$102,615
- Homeownership: ~76%

5-Mile Radius Snapshot

- Population: ~50,576
- Median Income: \$103,831
- Households: ~19,640

Eastampton Township

- Population: ~6,191
- Median Income: \$105,450
- No retail cannabis competitors in adjacent towns
- High visibility along Rt 206 with consistent traffic peaks

Licensing & Compliance

- Full site control and municipal zoning approvals
- License conversion pathway to annual status underway
- Security includes HD surveillance with battery backup, reinforced vaults, and controlled access
- All permit documentation available upon request

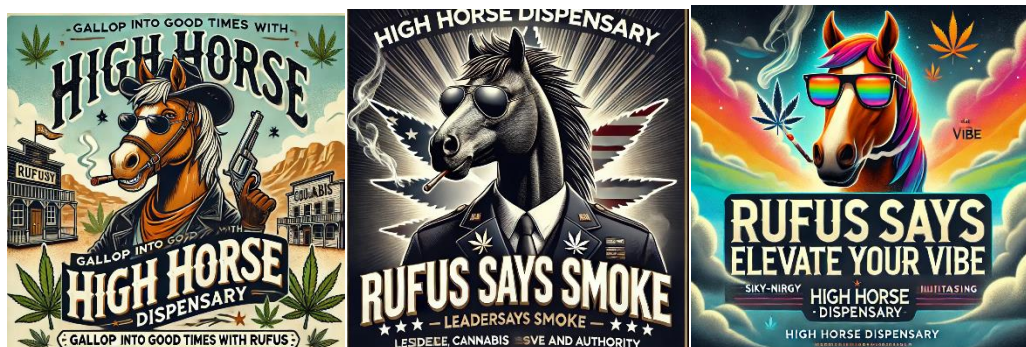
Brand Identity & Marketing

Mascot: Rufus the horse – sunglasses on, beach vibes out front

Signage: Illuminated monument sign, channel letters, and exterior mural

Channels: Instagram, TikTok, local billboards, direct mail campaigns

Customer Engagement: Loyalty program, events, and branded merch



Strategic Growth & Expansion

Short-Term: Activate unused floor area for CBD products or display expansion

Long-Term: Buildout for MIP manufacturing or consumption lounge

Infrastructure Ready: Zoning, utilities, and site plan support expansion with minimal disruption

Disclaimer

This document is confidential and provided solely for informational purposes. It does not constitute an offer to sell or a solicitation to buy any securities. All investment decisions should be made with independent legal, tax, and financial counsel. High Horse Dispensary, LLC makes no representations regarding future performance or market outcomes.
