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. **This is the ONLY dispensary license that will be issued by Eastampton Township.**

Investment Opportunity

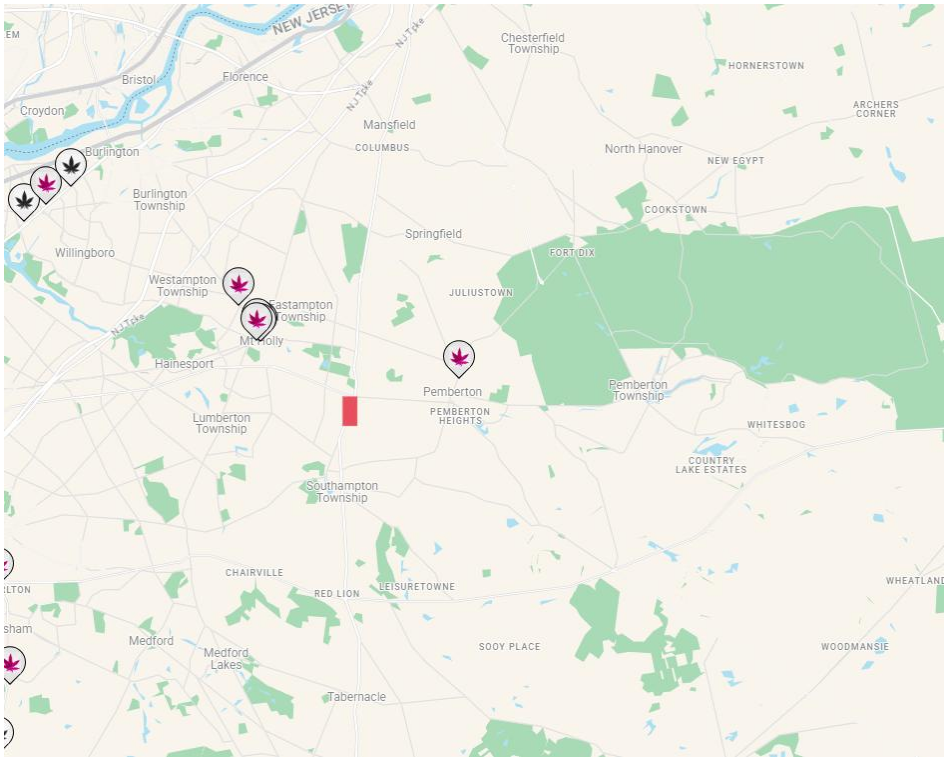
- **Purchase real estate and license for $1,900,000**
- **Strategic Partnership with strategic operator or manager considered**

Regulatory Status

- NJ-CRC Conditional Class 5 Retail License approved
- Local municipal approval secured

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

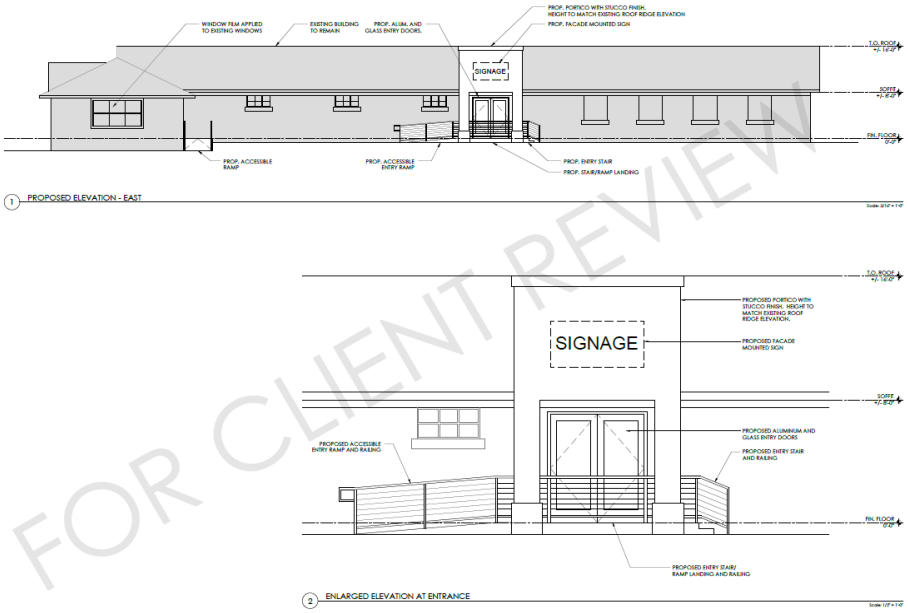
Zoning: Commercial Highway District (CH)
Total Building Area: 5,220 sq. ft.

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

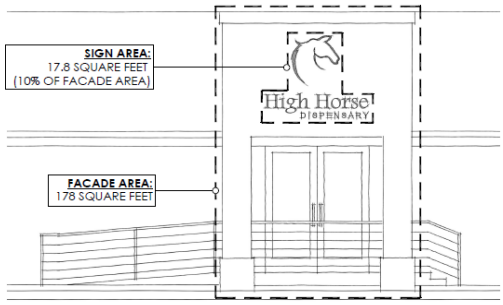
  Parking: 14 approved spaces

  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



FOR CLIENT REVIEW



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

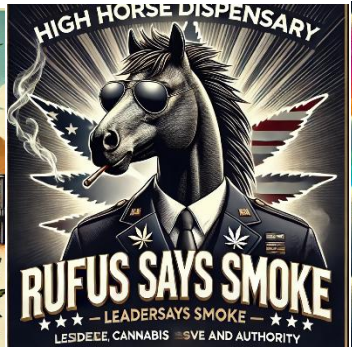
- Full site control and municipal zoning approvals

- 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 merchandise or display expansion
Long-Term: Buildout for MIP manufacturing or consumption lounge
Infrastructure Ready: Zoning, utilities, and site plan support expansion with minimal disruption

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Disclaimer
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