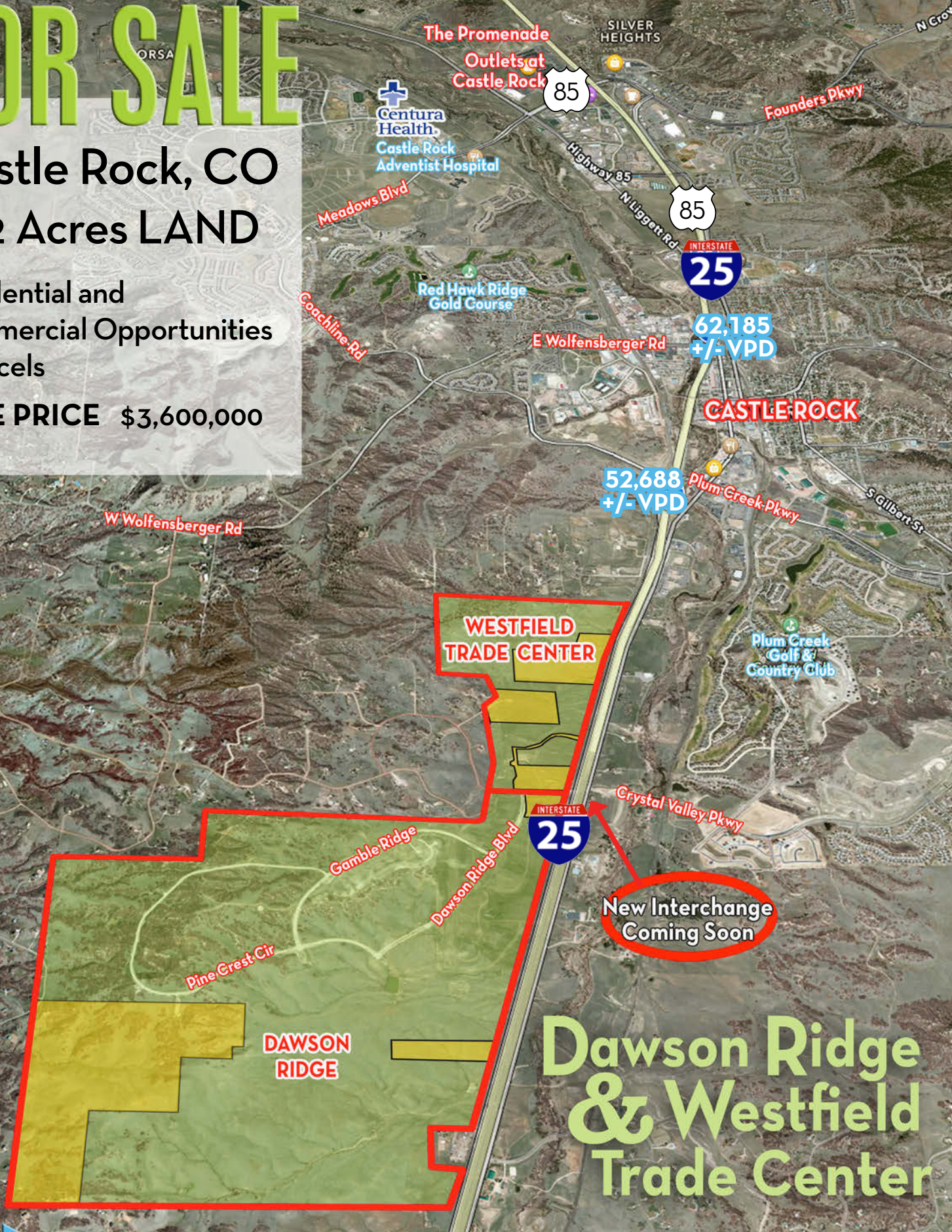


FOR SALE

Castle Rock, CO
382 Acres LAND

Residential and
Commercial Opportunities
6 parcels

SALE PRICE \$3,600,000



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REAL ESTATE GROUP



Dawson Ridge & Westfield Trade Center

I-25 at Crystal Valley Parkway | Castle Rock, CO

Dawson Ridge

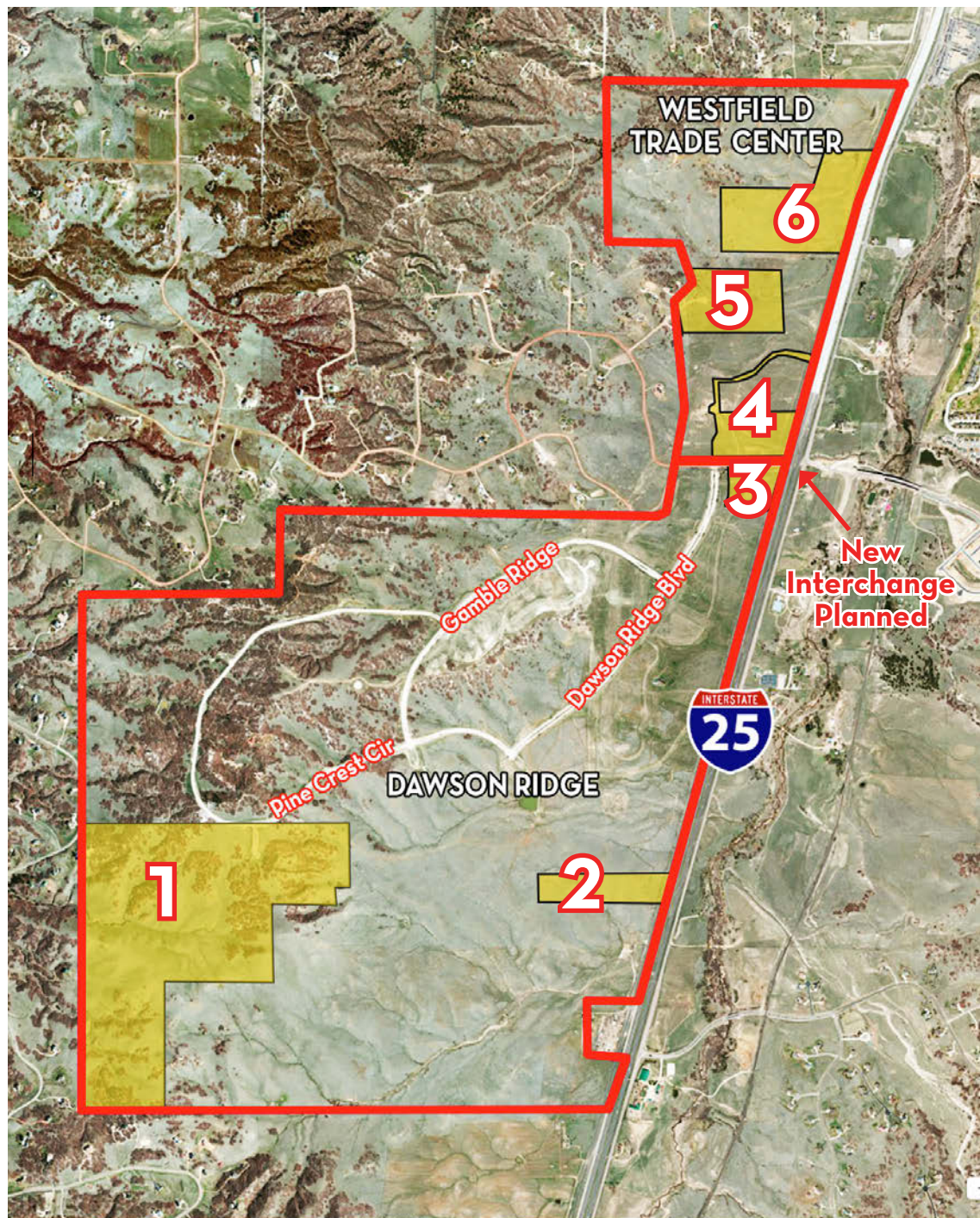
281 Acres - Established 1986
 Improvements constructed in the initial development phase in late 1980's include: 3 wells, below-grade storage tank, several pump stations, sewer systems, underground electrical distribution system, 4 road segments, street lights and landscaping including fencing

| Parcel | Zoning | Acres | |
|-----------------------------|--------|-------|-------|
| 1-A | AG | 6.5 | 251.4 |
| 1-B | AG | 36.1 | |
| 1-C | AG | 138.9 | |
| 1-D | AG | 69.9 | |
| Total Acres Parcel 1 | | | |
| 2 | AG | 15.6 | 15.6 |
| Total Acres Parcel 2 | | | |
| 3 | AG | 13.7 | 13.7 |
| Total Acres Parcel 3 | | | |

Westfield Trade Center

103 Acres - Established 1989
 No infrastructure improvements

| Parcel | Zoning | Acres | |
|-----------------------------|--------|-------|------|
| 4-A | AG | 9.1 | 22.8 |
| 4-B | AG | 13.7 | |
| Total Acres Parcel 4 | | | |
| 5-A | AG | 20.6 | 31.0 |
| 5-B | AG | 10.4 | |
| Total Acres Parcel 5 | | | |
| 6-A | AG | 18.3 | 47.8 |
| 6-B | AG | 14.2 | |
| 6-C | AG | 15.3 | |
| Total Acres Parcel 6 | | | |



- Six parcels consisting of a total of 382 Acres
- 102 Acres included in Westfield Trade Center P.D.
- 281 Acres included in Dawson Ridge P.D.
- Residential & Commercial opportunities
- New Interchange planned for Crystal Valley/Dawson Ridge

Crystal Valley / Dawson Ridge I-25 Interchange



A new interchange is proposed to be constructed on Interstate 25 in the southernmost part of Town. Located approximately 2.5 miles south of the Plum Creek Parkway interchange, it will connect Crystal Valley Parkway (Douglas Lane) on the east side of I-25 and Territorial Road on the west side.

The project was known as the Douglas Lane interchange from the mid-1980s until recently. It's now called the Crystal Valley/Dawson Ridge interchange after the two new roadways that will connect to it.

The project will include construction of Crystal Valley/Dawson Ridge Parkway from the west frontage road to the east frontage road; bridges over I-25 and the Burlington Northern Santa Fe railroad; four interchange ramps; and the relocation of the east frontage road.

The interchange has been the subject of local and regional planning efforts for more than 20 years. In 1987, an Environmental Assessment was prepared for the proposed Douglas Lane interchange. Though that assessment was approved at state and federal levels, Douglas County agreed in 2001 to study all aspects of the proposed interchange in a new Environmental Assessment.

The interchange will provide access from Castle Rock to the

metropolitan areas of Denver and Colorado Springs. It will serve the area's expanding population and is centrally located between several existing and planned developments in south Castle Rock. The interchange also will:

- Improve safety by eliminating one at-grade railroad crossing
- Improve the local roadway network by providing a continuous east-west through route across I-25
- Provide direct access to I-25 for the growing population
- Reduce existing and future congestion at the Plum Creek Parkway interchange by re-distributing traffic to this new interchange

The diamond interchange will be constructed so Crystal Valley/Dawson Ridge Parkway crosses over I-25. The east frontage road will be relocated about 1,000 feet east in order to allow space to install the northbound on-and-off ramps. The west frontage road will be relocated as part of another project.

The estimated cost of the interchange, including relocation of the east frontage road, is \$36.2 million. The project will be funded primarily by adjacent developers with assistance from Douglas County and the Town.

Source: www.crgov.com



Castle Rock: In the Middle of Everything

Castle Rock is ideally situated between Colorado's two largest metropolitan areas: Denver and Colorado Springs. Being within a 30-minute drive of both destinations is just one of many reasons Castle Rock is an excellent location for business, both national and independent operations.

Your next customer in Castle Rock:

Quick Facts **\$695,169**
Average Net Worth

75% of Population are Homeowners

Average Household Income **\$100,186**

76% of Population are College Grads

Castle Rock is an affluent and growing community. It is home to over 46,200 people with 115,000 expected by 2025. Residents love its small-town charm, wide open spaces, fresh clean air and fine education system. Its affluent population creates a stable demand for convenient goods and services and a ready source of skilled workers, eager to work close to home.

While just outside the Denver metro area, Castle Rock has its own historic downtown and economic vibrancy. At that eventual 100,000+ population level, the Town's size and central location on I-25 between Denver and Colorado Springs give businesses the best of both worlds: self-sufficiency along with access to the state's two largest metro areas.

Castle Rock's thriving business community consists of over 2400 businesses. The Town is actively growing with 110 million spent on road and infrastructure improvements in the past 10 years. Budgeted at 60 million, the new Meadows North I-25 interchange currently under construction is projected for completion in 2016.



Castle Rock Adventist Hospital

Adventist Health invested 250 Million in their new 50 acre Castle Rock Health Campus. Opened in 2012, it provides state-of-the-art medical care for residents.

Currently less than half built out, Castle Rock still has many excellent development opportunities. There are several distinct undeveloped or underdeveloped sites adjacent to business and shopping districts or residential developments in Castle Rock. Many have easy I-25 access and visibility. The Town has an award-winning development review process and experienced staff in place to help their development partners build the community as it grows toward its eventual population.

Castle Rock has the benefit of Interstate 25, a major transportation corridor, running north/south through the County. I-25 is a major mover of goods and people, allowing ease of access for commuters as well as connecting Colorado with New Mexico, Texas and Mexico to the south, Wyoming, Montana and Canada via the interstate highway system to the north. In



addition, the Metro Denver area's beltway runs through northern Douglas County and its major employment centers as C-470 and E-470, providing convenient commuting options for employees.

Denver International Airport is about 45 miles northeast of Castle Rock. As the primary airport serving the Metro Denver region, DIA's 17 commercial carriers provide nonstop service to over 150 destinations, including 19 international destinations



Denver International Airport in Europe, Canada, Mexico and Central America.

Opened in 1995, DIA is the only major airport built in the U.S. in the past 25 years.

About 50 miles south of Castle Rock, Colorado Springs Municipal Airport handles over 2 million passengers annually. It is served by eight commercial airlines and is also a general aviation facility.

The railroad lines of Union Pacific and Burlington Northern/Santa Fe run north/south through Douglas County and serves the County's industrial areas.



Outlets at Castle Rock

A Growing Economy

The average Castle Rock household spends more money than the national average in every retail goods/service category. Castle Rock draws customers from its immediate neighbors (Parker and Highlands Ranch), which have 150,000 in population and also boast a household income of more than \$100,000.

Business Friendly

Business is better when worked in partnership. The Castle Rock community has formed an Economic Partnership comprised of representatives from the Economic Development Council, the Chamber of Commerce, the Downtown Development Authority and the Town. This partnership works together to ensure the successful establishment of new businesses and development within the Town.

Outlets at Castle Rock is the largest open-air outlet center in the State of Colorado, with over 100 name brand stores, including Coach, Polo, Ralph Lauren, Tommy Hilfiger, American Eagle, Osh Kosh and many more.

Outlets at Castle Rock's Guest Services is located in the Food Court on the east side of the shopping center. They provide the following to shoppers:

- Purchase Outlets at Castle Rock Gift Cards
- Receive the latest information on upcoming events and promotions
- Pick up the VIP Savings Cards. Free and worth \$100s in savings!
- Free Stroller & Wheelchairs available

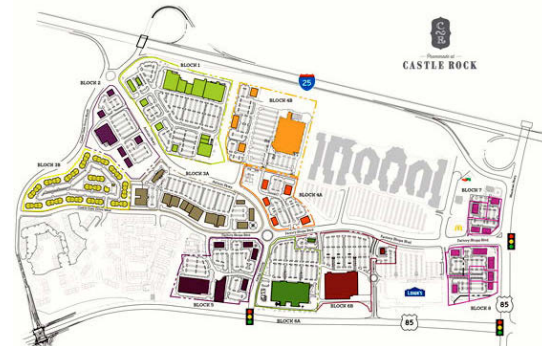
Promenade at Castle Rock

The Promenade at Castle Rock is being built just off Interstate 25 at U.S. High-

way 85, adjacent to the Outlets at Castle Rock. Currently under construction, the Promenade is a \$177 million, 1-million-square-foot destination retail center. It will be one of the largest shopping centers in the US, when completed.

The Promenade's 4 districts

The center will have four distinct districts. Districts will combine large-format retail, services and restaurants with communal outdoor spaces. The four districts include:



The Front Porch: The gateway to the project features community dining, a fire lounge and farmer's market feeling.

The Merc: This is a modern trading post in The Promenade and will include pop-up cafes, pop-up retail amphitheater, troughs of garden plantings and an outdoor theater.

The Town Square: The heart of the shopping center will have a grand plaza feel, flowering trees, a hearth, trench water features and gardens.

The Village: The Promenade's restaurant row will be an intimate setting with covered lounge and dining, wishing well fountains and wagon wheel banquettes.

Currently under construction, retailers will be opening between 2015 and 2018.

Castle Rock Ranks:

#1 in Employment Castle Rock is the #1 place to find a job in Colorado according to a new study done by Nerdwallet

Best Large Community for Economic Development
Economic Development Council of Colorado (2012)

Castle Rock ranked 4th Money Magazine - 100 Best Places to Live in America (small cities 2014)

#4 Best Golf Community in the US
Livability.com - (2010)

#6 Fastest-growing Suburb in the US
Gadbury Research Group - (2009)



Artists rendering - The Promenade

Source: www.castlerockedc.com, <http://insiderealstatenews.com>, www.outletsatcastlerock.com



Dawson Ridge & Westfield Trade Center

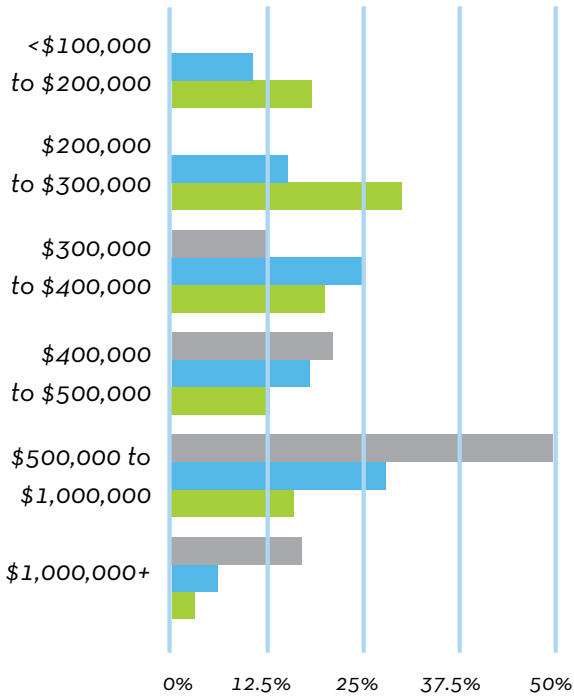
I-25 at Crystal Valley Parkway | Castle Rock, CO

382 Acres LAND Residential and Commercial Opportunities

Demographics:

| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|-----------|-----------|-----------|
| 2014 Estimate | 73 | 7,023 | 33,465 |
| 2019 Projection | 78 | 7,673 | 36,696 |
| Median Age | 49.2 | 44.1 | 37.9 |
| Households | 1 Mile | 3 Miles | 5 Miles |
| 2014 Estimate | 26 | 2,746 | 12,094 |
| 2019 Projection | 28 | 3,010 | 13,273 |
| Household Size | 2.7 | 2.5 | 2.8 |
| Household Income | 1 Mile | 3 Miles | 5 Miles |
| 2014 Median | \$133,333 | \$88,654 | \$84,012 |
| 2014 Average | \$146,083 | \$114,922 | \$104,232 |

HOUSING VALUES



The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person viewing this information to independently verify it. This package is subject to change, prior sale, or complete withdrawal.

