



CITY OF LONE TREE

# TOP 5 REASONS COMPANIES LOCATE IN LONE TREE

Businesses come to the City of Lone Tree for the best Colorado has to offer. Located just south of Denver, Lone Tree sits at the intersection of two major highways, is in close proximity to two airports, and has a multi-modal transportation system that provides immediate access to Colorado's biggest central business hub, a skilled labor market, and key industry resources.

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## LOCATION, LOCATION, LOCATION

- 20 miles south of downtown Denver and easily accessible via the Regional Transportation District (RTD) Light Rail System
- At the junction of two major highways: C/E470 and I-25
- 30 minute access to Denver International Airport
- 10 minute access to Centennial Airport

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## TRANSIT- ORIENTED COMMUNITY

- Lone Tree has immediate access to light rail transportation – two RTD Light Rail stops serve Lone Tree and three more are in development
- The Lone Tree Link shuttle offers free shuttle service to and from our key employment centers to restaurants, retail and the RTD transit system

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## BUSINESS- FRIENDLY TAX ENVIRONMENT

- No property taxes
- Incentive payments for new and expanding businesses through Douglas County
- Lowest municipal tax rate in Colorado
- Job growth tax credits available through the State of Colorado

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## OUTPACING THE REGION AND THE COUNTRY

- Douglas County has the fifth highest median household income among U.S. counties. Lone Tree's median household income exceeds \$100,000.
- At 37%, Colorado is ranked second in the nation for percentage of residents with a bachelor's degree or higher. In Lone Tree, it's 62% of residents.
- With an economic output close to 25% of the state's total, the area attracts businesses large and small including Charles Schwab, Level 3 and Kaiser Permanente.

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## STRONG GROWTH POTENTIAL

- Since 1995, the city has grown from about 3,000 people with less than \$7,000 in annual revenues to 13,125 residents with annual revenues of over \$36 million
- Lone Tree's development projections include 11 million square feet of office space, 2.5 million square feet of retail space, and 7,000 new homes

### 2017 DEMOGRAPHIC INFORMATION

LONE TREE POPULATION

13,125

DAYTIME POPULATION

25,216

TRADE AREA POPULATION

421,586

MEDIAN  
AGE

39

MEDIAN  
HOUSEHOLD  
INCOME

\$105k

EDUCATIONAL  
ATTAINMENT

62%

over age 25 with  
a Bachelor's  
Degree or Higher



# LONE TREE BUSINESSES



CITY OF LONE TREE



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