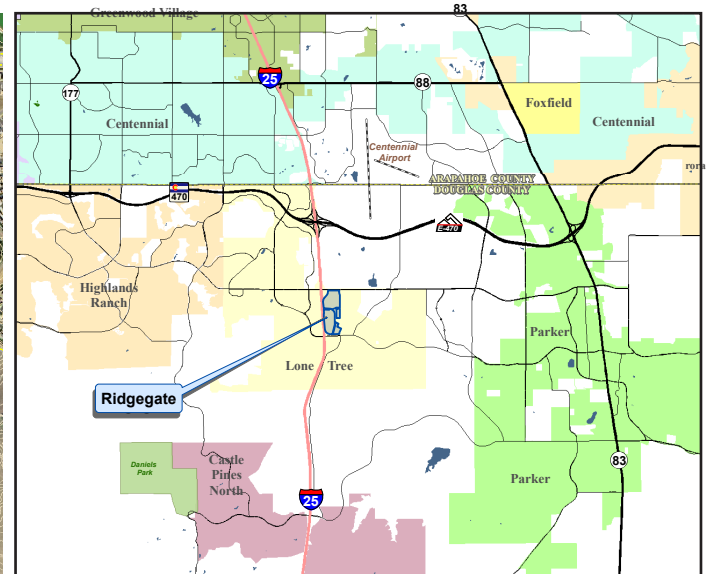
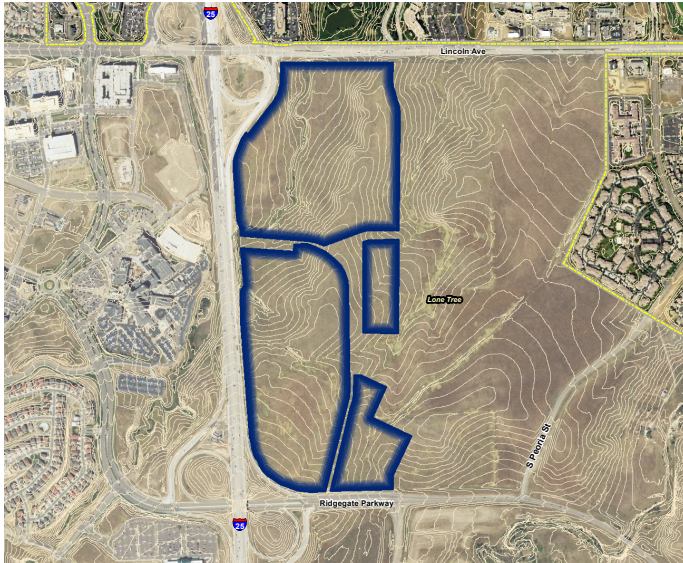




RidgeGate



General Site Information

Location	Southeast corner of Interstate 25 and Lincoln Avenue, 15 miles South of Denver, CO
Owner	Ridge Gate Investments, Inc., c/o Keith Simon, Coventry Development Corp.
Size	123 acres with options to add up to 21 additional acres
Zoning	Planned Development District (PDD)-Commercial Mixed-Use/City Center
Asking Price	Negotiable, seller's current asking price is \$25 per square foot.
Highway Access	Site is adjacent to I-25, ~10 miles to I-225 bypass which connects to I-70, ~2.5 miles to E-470, adjacent to US-87
Air Access	~32 miles (31 minutes) to Denver International Airport, ~5.5 miles (11 minutes) to Centennial Airport
Rail Access	Commuter light rail with a station will serve the site (opens early 2019). No freight rail, ~25 miles to BNSF rail terminal with intermodal, ~25 miles to Union Pacific rail terminal with intermodal.

Utility Information

Electric Power	Xcel Energy. A 13.2 kV line is adjacent to and serving the site. A second 13.2 kV line is 4.6 miles from the site.
Natural Gas	8" IP main that runs through the site with capacity of 300+ MSCFH and a proposed 6" HP, 700' east of the site that will have the same capacity available.
Water	Parker Water & Sanitation District (PWSD), 18100 E. Woodman Dr., Parker, CO 80134 (303)841-4627. Seller will bring Water Main to Property Boundary in timing as needed.
Sewer	Parker Water & Sanitation District (PWSD), 18100 E. Woodman Dr., Parker, CO 80134 (303)841-4627. Seller will bring Waste Water Main to Property Boundary in time as needed.
Storm Water	Off-Property Regional Storm Water System (i.e. no On-Property Detention required)
Telecom/Fiber	Century Link, Xfinity, Zayo Group, TW Telecom, Level 3

RidgeGate

Site Due Diligence Documentation Available (reports and detail available)

Title Commitment	<input checked="" type="checkbox"/>	Archeological and Historic Use Assessments	<i>Not required</i>
Aerial Site Views and Maps	<input checked="" type="checkbox"/>	Park Covenants and Restrictions	
Park Master Plan	<input checked="" type="checkbox"/>	Transportation Access Maps	<input checked="" type="checkbox"/>
Utility Service Maps	<input checked="" type="checkbox"/>	Geotechnical Study / Soil Survey	<input checked="" type="checkbox"/>
Site Dimensions and Configuration	<input checked="" type="checkbox"/>	FEMA Flood Plain Designation with Map	<input checked="" type="checkbox"/>
Wetlands Map	<input checked="" type="checkbox"/>	Air Attainment Status	<input checked="" type="checkbox"/>
Phase 1 Environmental Assessment	<input checked="" type="checkbox"/>	Endangered Species Assessment	<i>Not required</i>

General Community Information

Community Profile and Demographics	<input checked="" type="checkbox"/>	Letters of Support	<input checked="" type="checkbox"/>
State and Local Incentives Overview	<input checked="" type="checkbox"/>	Business and Industrial Support Services and Amenities Profile	<input checked="" type="checkbox"/>

Economic Development Contact:

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