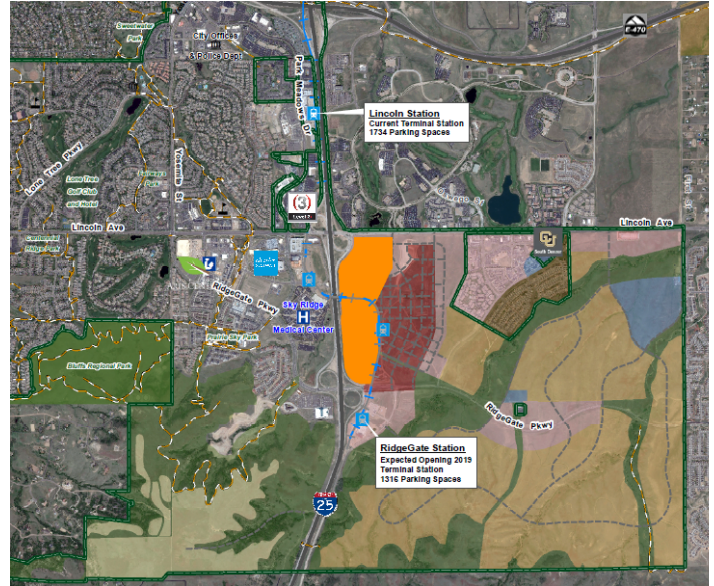
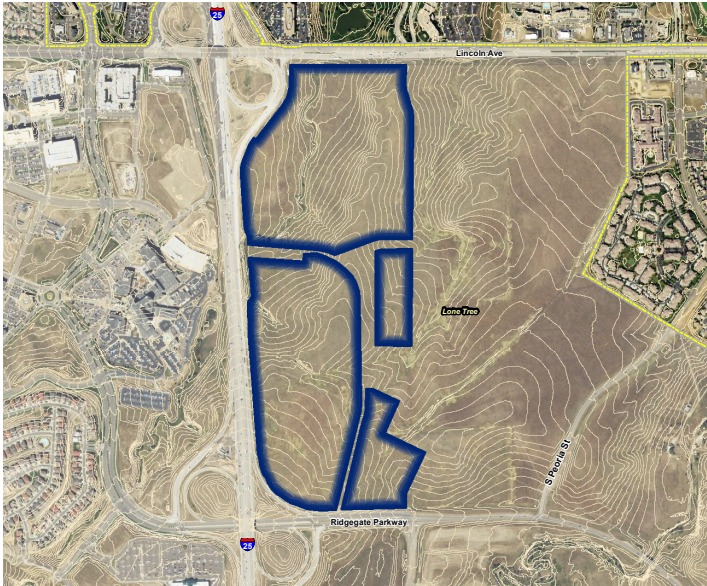


RIDGEGATE LONE TREE, CO

CERTIFIED SITE BROCHURE

CORPORATE ECONOMIC DEVELOPMENT



GENERAL SITE INFORMATION

Location	Situated on 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 an option to add up to 21 additional acres
Zoning	Planned Development District (PDD)-Commercial Mixed-Use/City Center
Asking Price	Seller's current asking is \$25 per square foot, negotiable.
Highway Access	Site adjacent to I-25 and US-87. ~10 miles to I-225 bypass which connects to I-70. ~2.5 miles to E-470. Skyridge Avenue expanded over I-25 to connect site to existing amenities on west side of interstate.
Air Access	~32 miles (31 minutes) to Denver International Airport. ~5.5 miles (11 minutes) to Centennial Airport.
Rail Access	Commuter light rail served. 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 13.2kV line is 4.6 miles from the site. A 230kV line serves the Surrey Substation near the southeast boundary of 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), 12 inch main loop in ROW adjacent to Property. Water lines will be distributed through the development, timing as needed.
Sewer	Parker Water & Sanitation District (PWSD), The initial phases of the wastewater flow are planned to be conveyed by a pump station and force main to a new 21" gravity interceptor.
Storm Water	Off-Property Regional Storm Water System (ie-no On-Property Detention required).
Telecom/Fiber	Lumen, Comcast, and Zayo Group.

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	<input checked="" type="checkbox"/>
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 Delineation and 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"/>

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