

VACANT LAND FOR SALE

119.2 ACRES - \$10,000,000 - Colorado Highway 119 & Weld County Road 3 ½



FOR ADDITIONAL INFORMATION:

Sam Cameron

421 S. Tejon Street, Suite 330

Colorado Springs, CO 80903

303-780-0500

sam@cameronbutcher.com

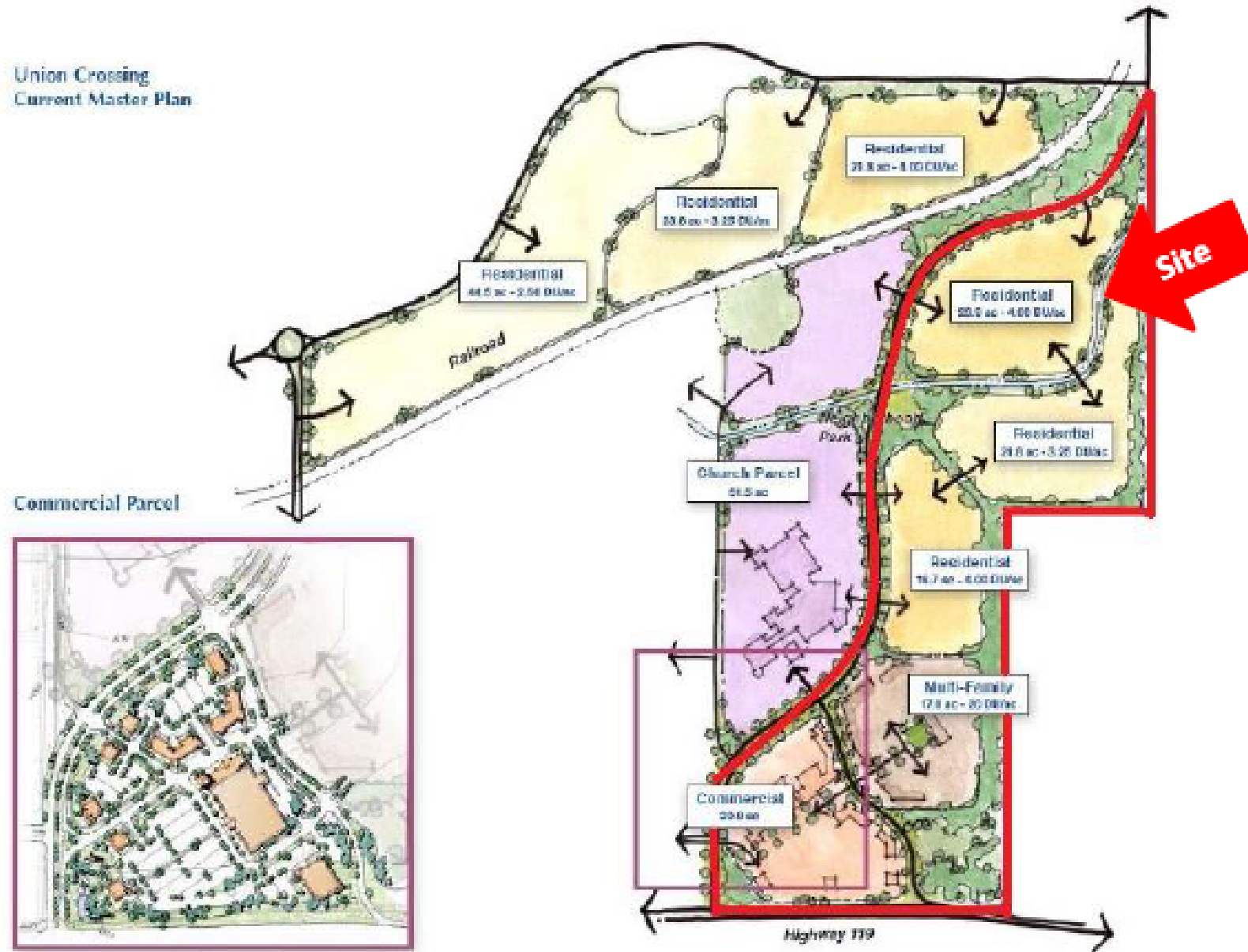


VACANT LAND FOR SALE

PROPERTY OVERVIEW

Union Crossing
Current Master Plan

Commercial Parcel



Property Summary

Highway 119 & Weld County Road 3 ½

Asking Price: \$10,000,000

The subject property consists of 119.2 acres of land that is part of Union Crossings 313 acre master plan. It is situated in the growing community of Firestone. Bordered by State Highway 119 to the south and Weld County Road 3 ½ to the west, the property offers easy access to Interstate 25.

Close to the Union Reservoir, the site location provides views of Colorado's Front Range to the west. Vale Farms and Elms Meadow Vale residential communities are adjacent to the east side of the property.

The property was recently annexed by the Town of Firestone and an Outline Development Plan was approved, providing zoning for residential, special use and commercial use. The property is subject to agreements, approved by the Town, including an Annexation Agreement, Public Improvements Reimbursement Agreement and a Vesting Agreement.

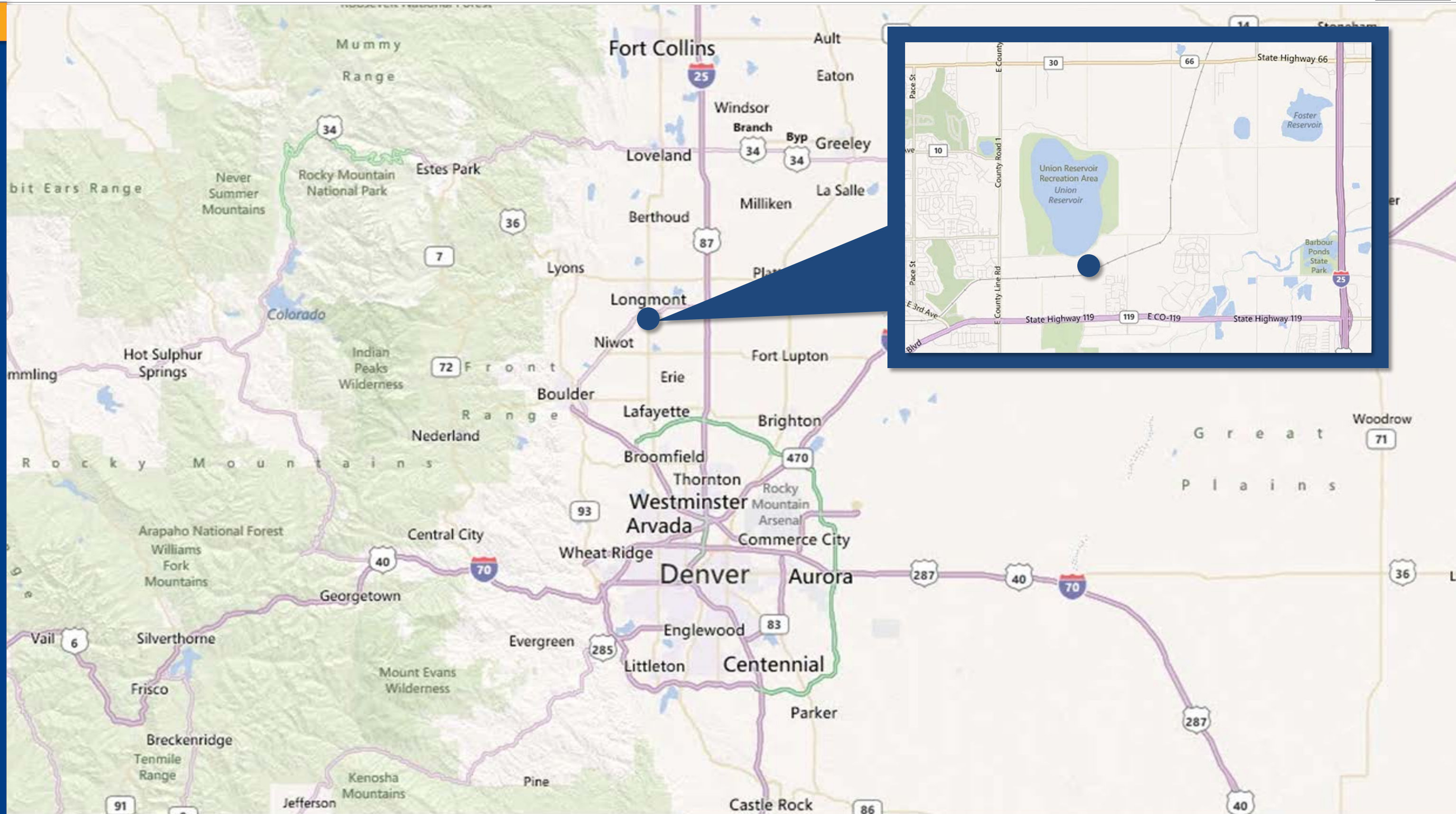
Union Crossing Current Land Use Summary

| Units | | Acres |
|-----------------------------|------------|--------------|
| Commercial | | 20.0 |
| Multi-Family | 340 | 17.0 |
| Residential (SFD) | | 62.4 |
| 3.25 DU/AC | 148 | |
| 4.00 DU/AC | 249 | |
| Open Space / Street / Wells | | 19.8 |
| Totals | 737 | 119.2 |

- Please note, the above schematic is only a conceptual plan and has not been approved.

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PROXIMITY MAP



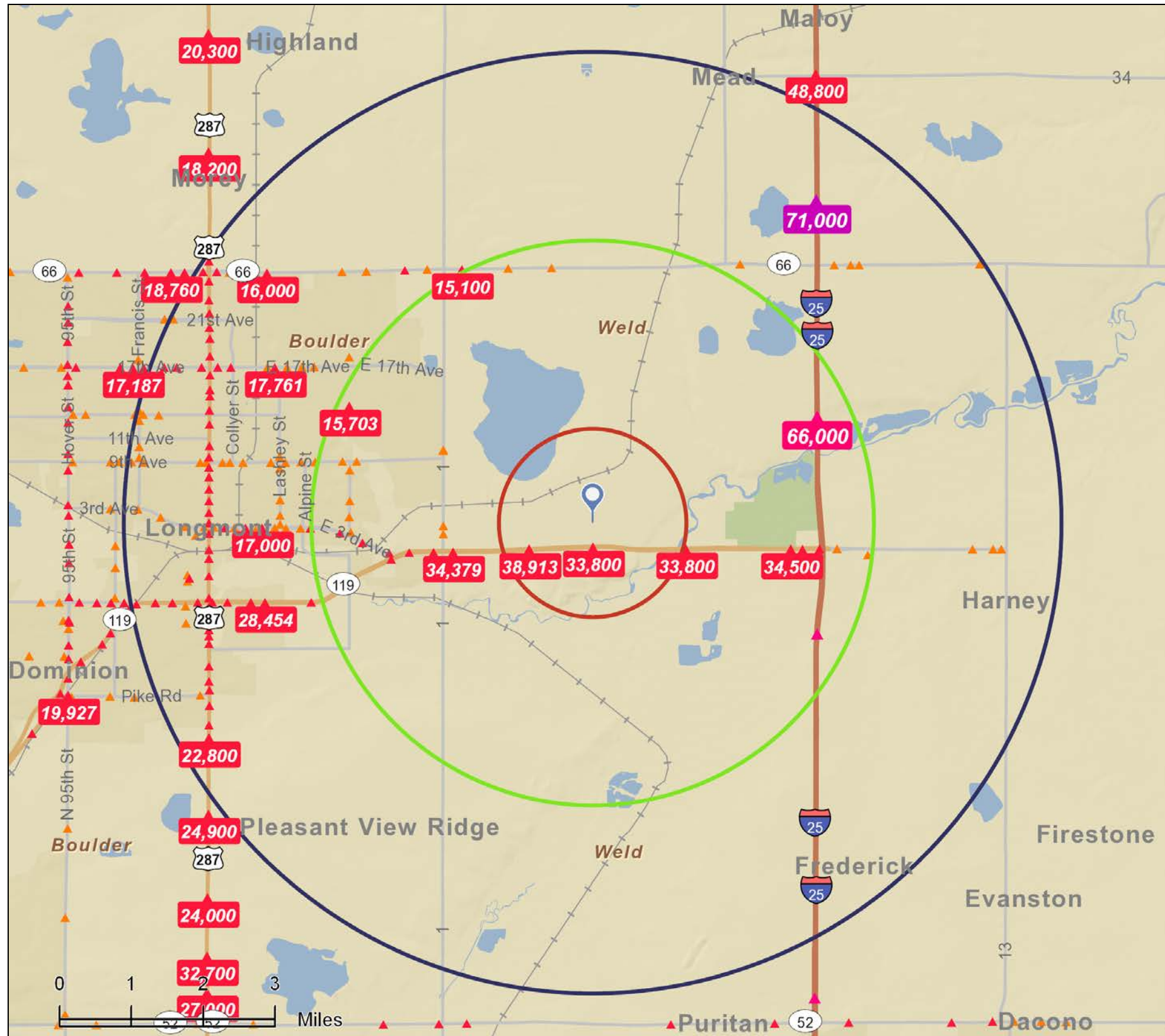
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CONCEPT OVERLAY



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TRAFFIC COUNT MAP



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day