



WHOLE
FOODS
MARKET

Willits
Town Center

Hotel

HIGHWAY 82

WILLITS LANE

Commercial Office

Lakeside Restaurants

Class A Condos

Office (Not Pictured)

Willits Lane & Highway 82

EL JEBEL, COLORADO



TREE FARM
Cultivating Community
www.the-tree-farm.com



CBRE

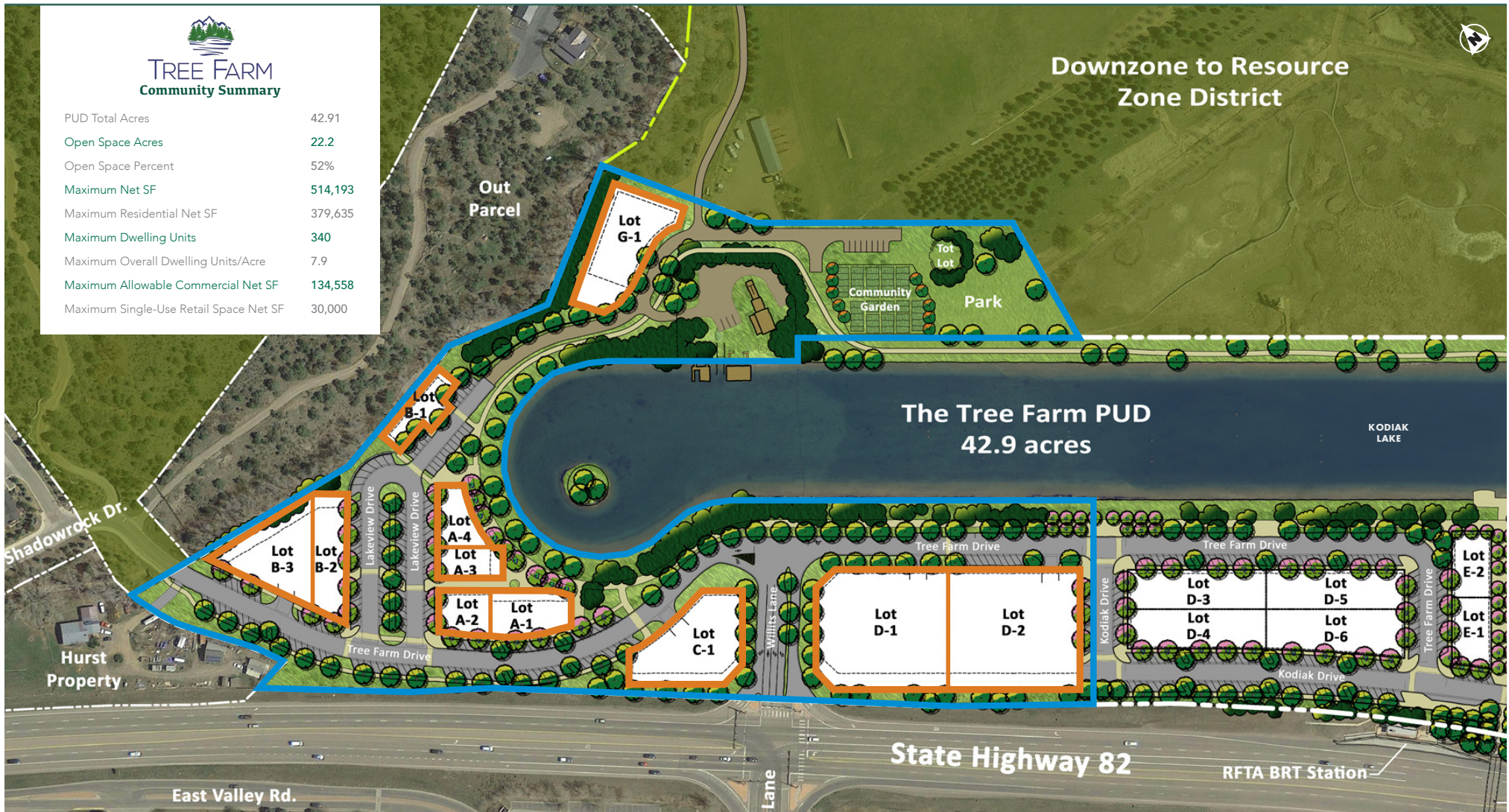


PROPERTY SUMMARY

The **Tree Farm** is a 42.9 acre mixed-use project located in Eagle County, Colorado near El Jebel and Basalt. This new community is envisioned to be a model for energy efficient and sustainable design in the Roaring Fork Valley. A RFTA (Roaring Fork Transportation Authority) express bus stop is on site, providing easy access to the world-class ski resorts and international destinations of Aspen and Snowmass. With the addition of a multi-use trail system and pedestrian underpass at State Highway 82, the Tree Farm will provide convenient access to alternative transportation options. No other project in the region offers lakeside views, dining, residences and trails all in one place. The Tree Farm gives one the opportunity to live, work, stay and play in the heart of Roaring Fork Valley.



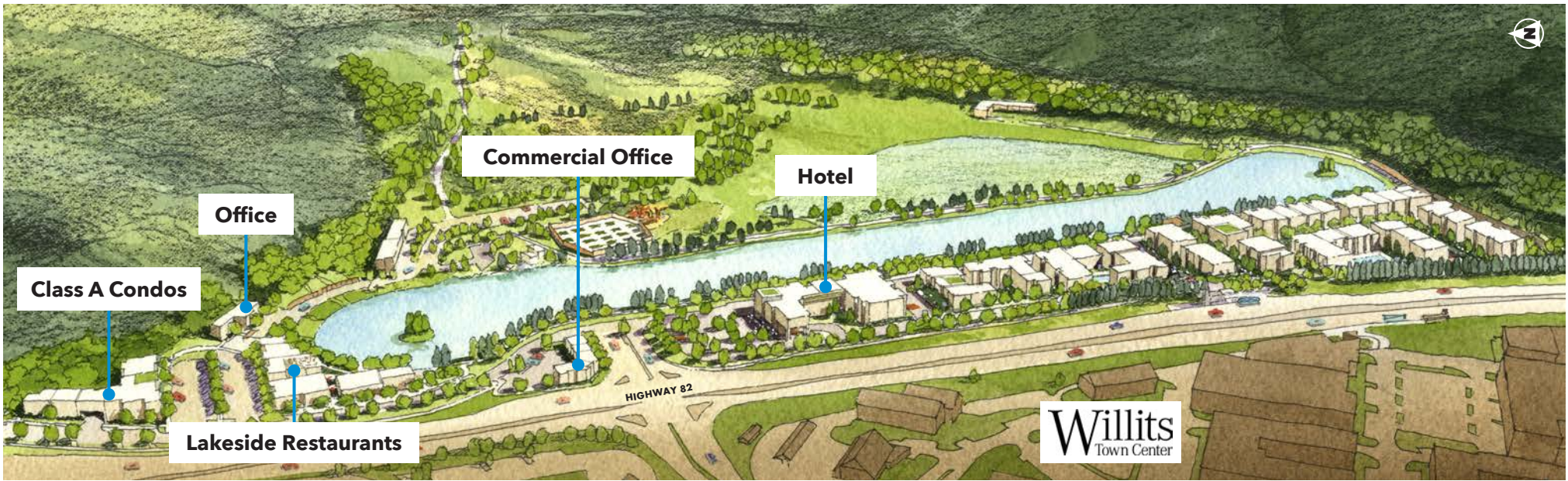
PUD Total Acres	42.91
Open Space Acres	22.2
Open Space Percent	52%
Maximum Net SF	514,193
Maximum Residential Net SF	379,635
Maximum Dwelling Units	340
Maximum Overall Dwelling Units/Acre	7.9
Maximum Allowable Commercial Net SF	134,558
Maximum Single-Use Retail Space Net SF	30,000



LOT SUMMARY (PHASE ONE)

LOT	BUILDING ENVELOPE	USE	PRICE
Lot A1	6,580 SF	Mixed-Use	\$954,240
Lot A2	4,854 SF	Mixed-Use	\$612,375
Lot A3	3,369 SF	Retail/Mixed-Use	\$848,805
Lot A4	4,944 SF	Retail/Mixed-Use	\$1,075,650
Lot B1	3,942 SF	Office	\$615,000
Lot B2	8,628 SF	Mixed-Use	\$2,130,000

LOT	BUILDING ENVELOPE	USE	PRICE
Lot B3	11,369 SF	Mixed-Use	\$2,130,000
Lot C1	15,066 SF	Restaurant/Bank	\$1,704,000
Lot D1	32,300 SF	Hotel	\$2,225,000
Lot D2	33,200 SF	Hotel	\$2,225,000
Lot G1	10,814 SF	Mixed-Use	\$1,588,980



PROPERTY DETAILS

THE EXPERIENCE

The Setting - The Tree Farm's hotel, condominiums and apartments will have beautiful views of both Kodiak Lake and the snow-capped Rocky Mountains, embracing the Roaring Fork Valley's stunning landscape.

Energy Efficiency and Sustainability - To encourage cost-effective and sustainable site planning and building methods, each residential building will meet the Tree Farm standards for efficient building. Eagle County's "ECOBUILD" program is the basis for the Tree Farm's building standards, and the Tree Farm substantially exceeds the Eagle County standard.

Lakeside Dining - The Tree Farm's restaurants will bring a brand new experience to the Roaring Fork Valley, providing a cluster of restaurants/cafés with patios lining Kodiak Lake. Enjoy lunch on the lake while people walk their dogs or ride their bikes around the trail. Patrons may watch boats pull water-skiers while having lunch, or they may gaze at the moonlight reflecting off the lake in the evening.

Walkability - Living at the Tree Farm gives residents the ability to walk or ride their bike on the trail around Kodiak Lake or walk to the restaurants and dine on their terraces overlooking the water. Residents may also stroll through the on-site underpass to the Willits Town Center, which offers many other restaurants, Whole Foods and retail stores.

AMENITIES

Hotel - One may take in all the beauty and activities the Tree Farm has to offer while staying at the hotel. The Tree Farm hotel will be one of the best located hotels in the entire Roaring Fork Valley.

Restaurants - The hotel will be within walking distance from one of the most interesting clusters of restaurants in Colorado. Each restaurant will have a terrace overlooking the lake. The Tree Farm's restaurants will have an eclectic mix of food options that will have wide appeal. Craft restaurants with new menus and concepts will bring fresh choices currently lacking in the Midvalley.

Activities - The Tree Farm's location in the Roaring Fork Valley is perfect for those who love the great outdoors. The property neighbors two world-class fly fishing rivers and mountain bike trails. Live performances and community gatherings will be an integral part of the Tree Farm development.

Resorts - The Tree Farm hotel will be located just minutes away from world class resorts. Aspen and AJAX Mountain are easily accessible by the RFTA express bus stop, which patrons can quickly walk to at the Tree Farm.

Willits Town Center - The Willits Town Center, just across the highway and accessible through the on-site underpass, has additional dining and shopping options.

RFTA Express Bus Stop - Public transportation is easily accessible for employees living in or near the Roaring Fork Valley.



El Jebel, CO -

El Jebel is a small unincorporated community located in the Roaring Fork Valley, between Carbondale and Basalt, along the north side of State Highway 82. The community grew rapidly in the last two decades with the population increase in the valley downstream from Aspen, CO. It consists largely of a group of commercial establishments just off State Highway 82, approximately 3 miles northwest of Basalt and across Highway 82 from Willits Town Center.



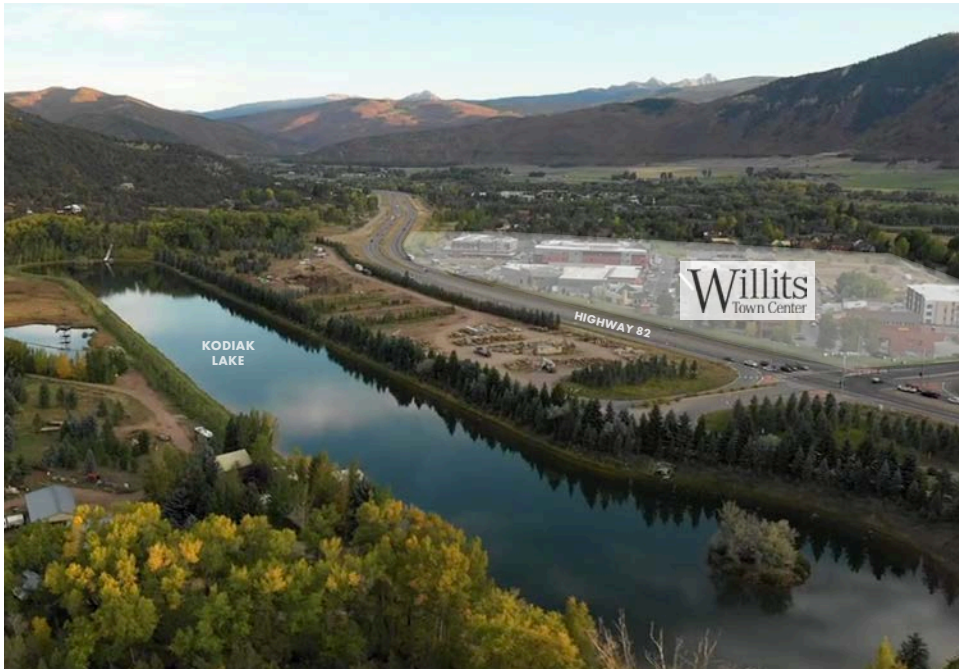
Crown Mountain Park

Crown Mountain Park is a 124 acre recreational open space in El Jebel near Basalt, CO. Amenities included at Crown Mountain Park: a playground, soccer fields, basketball court, tennis courts, horseshoe pits, sand volley court, BMX track and a dog park.



Kodiak Lake

Tucked snugly behind a wall of trees just off Highway 82 sits one of Roaring Fork Valley's best-kept secrets – Kodiak Lake. Surrounded on all sides by the Tree Farm, Kodiak Lake is home to Aspen Ice Karting, the only ice rental kart track in the country.



Basalt, CO -

Basalt is a quaint mountain community located at the confluence of two Gold medal trout streams, the Frypan River and the Roaring Fork River. A vibrant and diverse community offering a wealth of recreational opportunities.

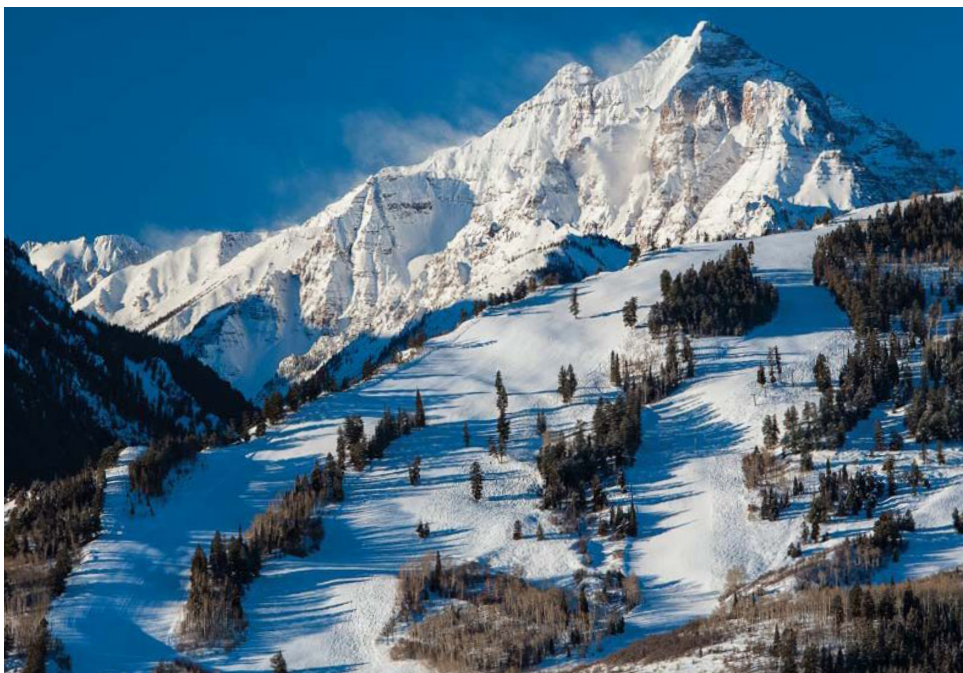


Willits Town Center

Located in scenic Basalt, Willits Town Center is a perfect complement to any Colorado adventure. From first rate dining to unique retail and fun-filled events, there's something for everyone at Willits. Just minutes from world-class ski resorts, miles of hiking and biking trails, alpine camping and world renowned fly fishing.

Carbondale, CO -

The town of Carbondale is located in the Roaring Fork Valley, downstream from Aspen and upstream from the mouth of the Roaring Fork River at Glenwood Springs. Carbondale offers plenty to do, including biking, hiking, gold-medal fly-fishing, kayaking, and world-class skateboarding. In winter, excellent cross-country skiing, and beautiful snowmobiling and snowshoeing trails are accessible in all directions.



Glenwood Springs, CO -

Located in Garfield County at the confluence of the Colorado and Roaring Fork Rivers, the historic resort town of Glenwood Springs is famous for the Glenwood Hot Springs Pool, Iron Mountain Hot Springs, Glenwood Caverns Adventure Park, Glenwood Canyon, Hanging Lake, Yampah Vapor Caves, and Sunlight Mountain Resort. Rich with history and culture, Glenwood Springs is home to a vibrant dining scene, boutique shopping, scenic golf courses, and an endless list of outdoor fun. Glenwood Canyon, the gateway to Glenwood Springs, was carved over 3 million years by the power of the Colorado River. This 16-mile canyon provides endless opportunities for recreation including hiking, biking, river rafting and more.

Aspen, CO -

Located in Colorado's Rocky Mountains, Aspen is a ski resort town and year-round destination for outdoor recreation, from skiing to biking, arts and culture. A world-class destination with great outdoor adventures while managing to maintain enough small-town charm for year round residents to

ASPEN MOUNTAIN

ASPEN HIGHLANDS

SNOWMASS

BUTTERMILK

"Power of Four" Ski Resorts

Aspen Mountain, Aspen Highlands, Buttermilk and Snowmass—provide the perfect opportunity to experience four unique vacations within minutes of one another. Aspen's quaint Victorian town and Aspen Mountain—the ski area that rises out of town—offer a glimpse into the West's storied mining-boom era, while Buttermilk provides less-seasoned skiers and snowboarders. Snowmass affords a slopeside allure that can't be denied, and fantasies become realities atop Aspen Highlands Bowl. The four resorts combined offer 5,517 total acres of terrain, eight parks and 336 trails served by 43 lifts. Few destinations can offer such varied terrain and experiences just minutes away.

Snowmass Village, CO -

Surrounded by many of Colorado's most beautiful mountain peaks, this small town is home to some of life's biggest experiences. Legendarily, much of the best ski and snowboard terrain in North America is found here. Summer adventures are just as impressive — from premier fly fishing to whitewater rafting to weekly rodeos. Around Snowmass you'll find more than 90 miles of hiking, biking and equestrian trails and 27 holes of scenic disc golf. Concerts rock the village year round, and the summer is full of festivals and events.



AREA AMENITIES



Rio Grande Trail

Colorado's Rio Grande Trail is built upon the Aspen Branch of the former rail corridor of Denver and Rio Grande Western Railroad (D&RGW). The Roaring Fork Transportation Authority (RFTA) was created in part, to help manage the trail. From Glenwood Springs to Carbondale, the Rio Grande Trail follows the course of the Roaring Fork River, nestled between the river and Highway 82 before heading east to continue paralleling Highway 82 to Aspen. In Glenwood Springs, the trail connects to the Glenwood Canyon Bike and Pedestrian Path. For those wishing to bike portions of the trail, you can also take an RFTA bus to and from various trailheads; bike racks on the buses are available.



| **42 MILES OF TRAIL**
Aspen to Glenwood Springs



Roaring Fork Transportation Authority

RFTA provides commuter bus service from Aspen to Glenwood Springs (Roaring Fork Valley), Glenwood to Rifle (Hogback), intra city service in Aspen and Glenwood Springs, ski shuttle service to the four Aspen ski areas. The members of RFTA include the communities of Aspen, Snowmass Village, Pitkin County, Basalt, a portion of Eagle County in the Roaring Fork Valley, Carbondale, Glenwood Springs and the Town of New Castle, CO. RFTA is the 2nd biggest transit system in Colorado, the largest rural transit system in the U.S., and the first rural transit agency to construct and operate a Bus Rapid Transit (BRT) system.

- Bus Rapid Transit Station
- Bustang Stop
- Campground
- Access Point
- Parking To Access Trail
- Bike Bus Stops
- Picnic Tables
- State Highway
- County Road
- Mile Markers (approximate)
- Vault Toilet



2018 AREA DEMOGRAPHICS

	<u>10 MILES</u>	<u>20 MILES</u>	<u>30 MILES</u>
Estimated Population	23,529	60,428	81,553
Daytime Population	18,917	66,770	83,538
Estimated Households	8,524	23,018	30,935
Average Household Income	\$89,667	\$95,164	\$95,310

- ESRI 2019



AREA DRIVE TIMES

	<u>DISTANCE</u>	<u>BY CAR</u>	<u>BY BUS</u>
Carbondale	7.7 Miles	13 Minutes	35 Minutes
Glenwood Springs	19.5 Miles	25 Minutes	33 Minutes
Snowmass Village	20.0 Miles	26 Minutes	58 Minutes
Aspen	21.7 Miles	29 Minutes	52 Minutes

- Google Maps 2019



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