

Land Available

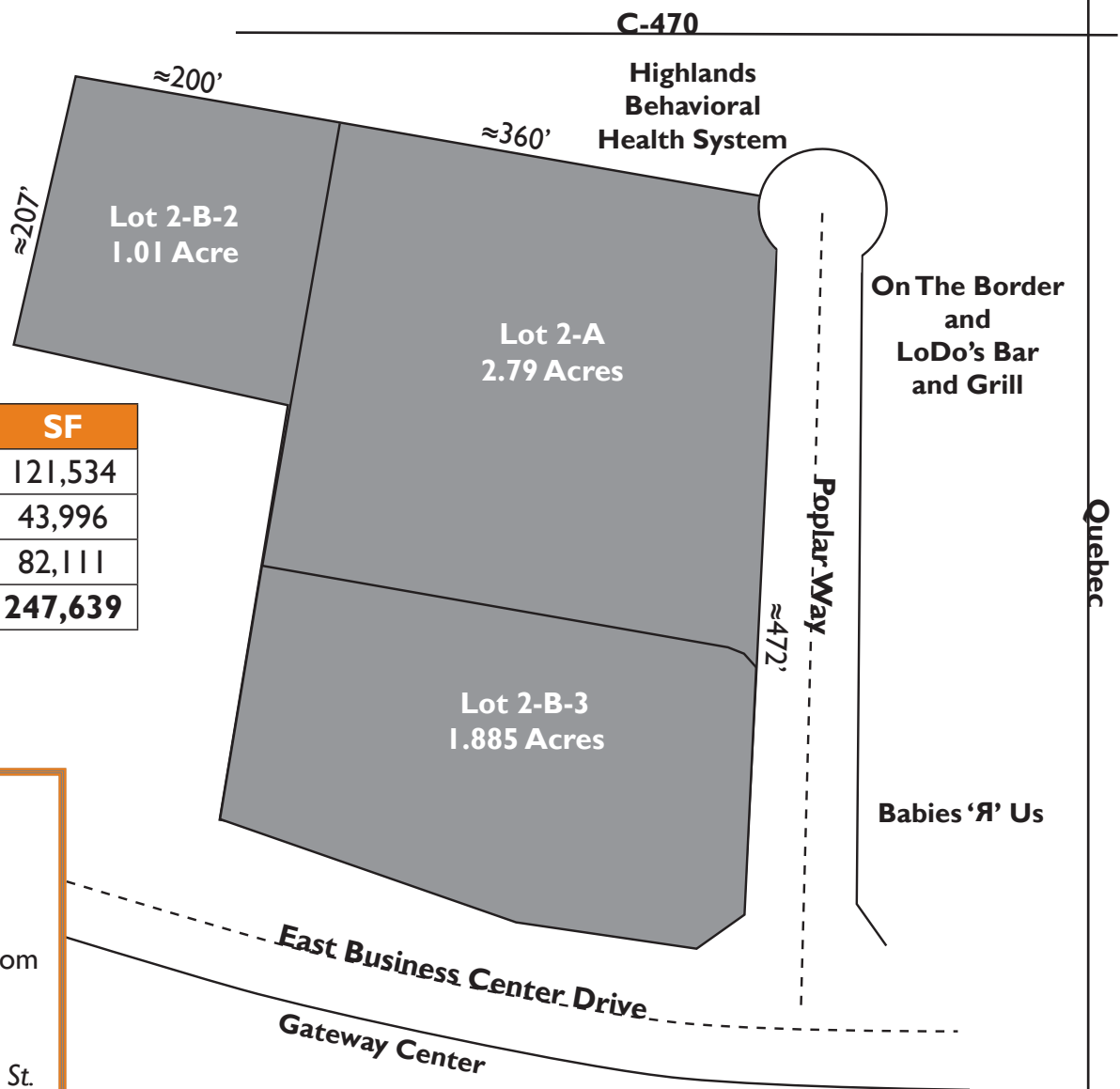
Northwest Corner of East Business Center Drive and Poplar Way
Highlands Ranch, CO 80130

5.685 Acres of Land Available - \$16.50/sf

Located in Highlands Ranch adjacent to a highly dense area consisting of medical office, professional office and retail shopping centers. Easy access to C-470 at Quebec Street just south of County Line Road. This site provides excellent visibility from the highway (C-470). Although currently divided into three legal parcels, these sites can be combined or potentially re-allocated as part of the development entitlement process through Douglas County.

- Located within Highlands Ranch Planned Development
- Unincorporated Douglas County

SITE	ACRES	SF
Lot 2-A	2.79	121,534
Lot 2-B-2	1.01	43,996
Lot 2-B-3	1.885	82,111
All Lots	5.685	247,639



Exclusively Marketed by
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Highlands Ranch, CO

Legend

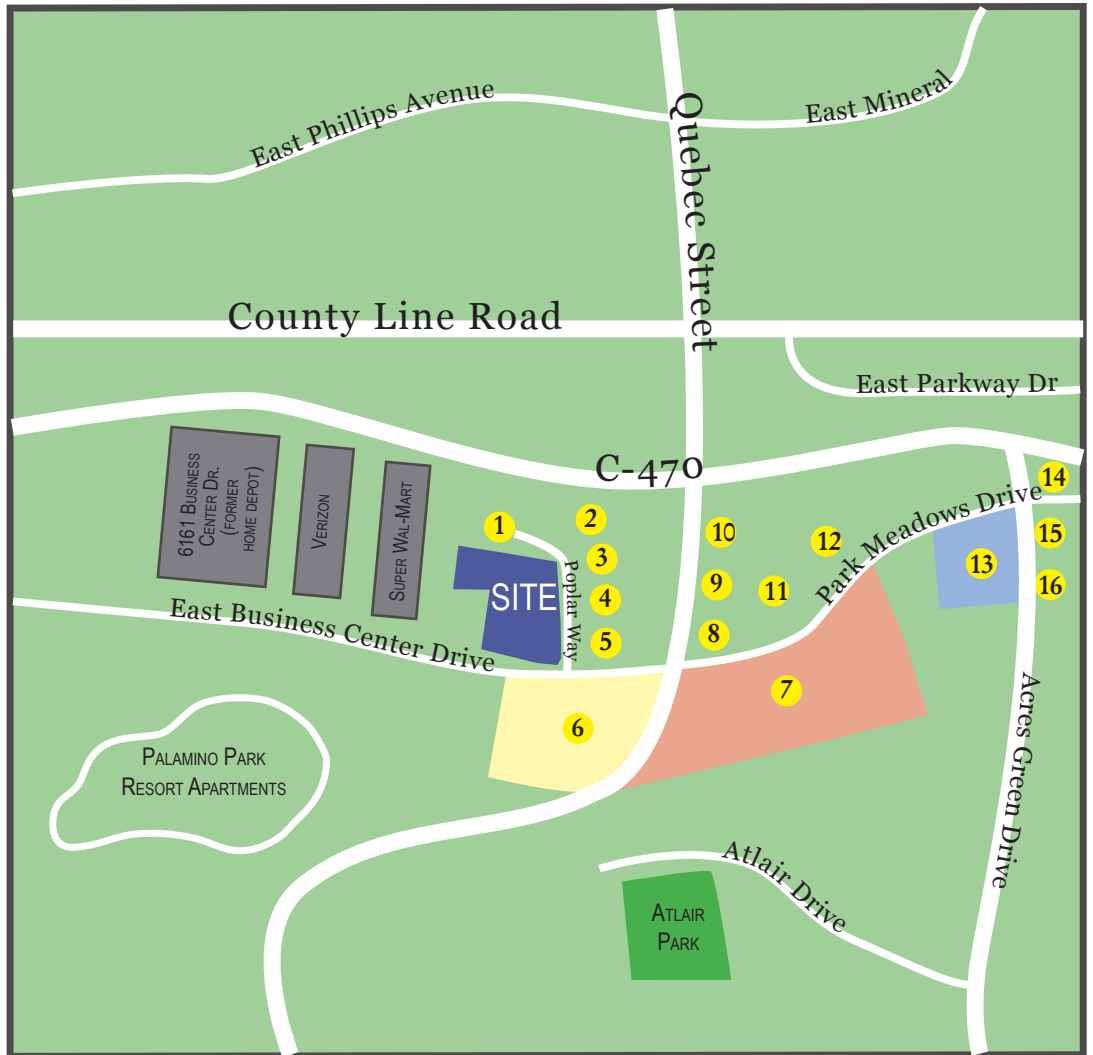
- 1. Highlands Behavioral Health System
- 2. On the Border
- 3. LoDo's Bar and Grill
- 4. Available
- 5. Babies R Us

6. Gateway Center

- 1st Bank
- Big 5 Sporting Goods
- Firestone
- Grease Monkey
- Highlands Ranch Medical Pavilion
- KeyBank
- King Soopers
- McDonalds
- Shell
- Starbucks

7. Lone Tree Town Center:

- Crème de la Crème
- Durkin Orthodontics
- Faze Two Clothing Consignment
- Kohl's
- LA Boxing
- Meadows Dental Group
- Park Meadows Cosmetic Surgery
- Sherwin Williams
- Silver Creek Diner
- Staybridge Suites
- US Bank
- Waterway
- Yoga



13. Lone Tree Commons:

- Contact P.C.
- Easy Living Floor to Ceiling
- For Every Season
- Hypnotic Hair Phayse
- I. Qinary
- Joy Asian Bistro
- Kung Fu Tai Chi Kids Gym
- LA Weight Loss

- Little Monkey Business
- Lollilocks Kids Salon
- Lone Tree Cleaners
- Mommy-To-Be-Boutique
- New West Physicians
- OP Nails
- Precision Chiropractic
- Snap Fitness

- 8. Pepboys
- 9. Arby's
- 10. Claim Jumper
- 11. Pasquini's Pizzeria
- 12. Sam's Club

- 14. Furniture Row
- 15. Theracare Therapies
- 16. University of Colorado Family Medicine