FLEXIBLE, WELL-LOCATED LAND

Wintergreen Village
Loveland, CO

Wintergreen Village is centrally located off of Highway 287, between Loveland and Fort Collins. The property is within minutes of shopping, numerous parks and schools. Quick travel to and from Loveland, Fort Collins, Berthoud and Longmont. Flexible PUD allows many uses including single family, multi-family, commercial, and light industrial.

	SIZE:	PRICE/sf:	PRICE:
OUTLOT B:	**9.644± ac**	**$2.00/sf**	**$840,185**
OUTLOT C:	**17.607± ac**	**$2.95/sf**	**$2,262,535**

LOCATION: **Just west of the new Super Wal-Mart at the northwest corner of US 287 and 64th Street, Loveland, Colorado.**

Exclusively offered for sale by:

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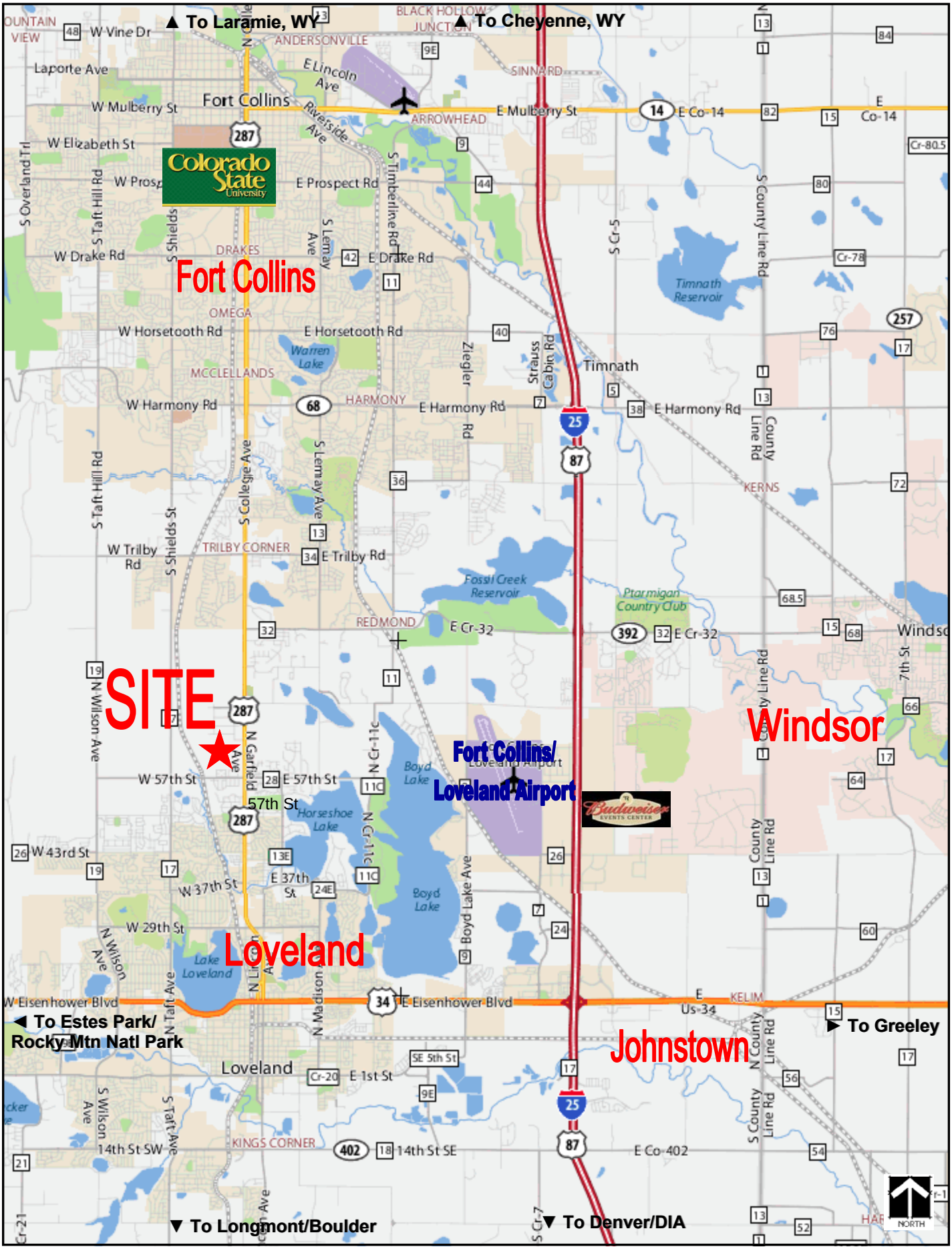
REGIONAL MAP



IMMEDIATE AREA
LOVELAND, CO

PROPERTY SUMMARY

Size:

Outlot B:	Approx. 9.644 acres.
Outlot C:	Approx. 17.607 acres.
Total:	Approx. 27.251 acres.

Price:

Outlot B:	$840,185 ($2.00 psf)
Outlot C:	$2,262,535 ($2.95 psf)

Location: The property is located west of Super Wal-Mart, near the northwest corner of U.S. Highway 287 (Lincoln Ave.) and 64th Street (signalized intersection). U.S. Highway 287 is a key transportation route between the North Front Range communities. Quick travel to and from Loveland, Fort Collins, Windsor, Berthoud and Longmont.

Demographics:

	3-Miles	5-Miles	10-Miles
2008 Est. Population	35,664	88,464	247,435
2013 Projected Population	35,325	96,830	268,483
Avg. Fam. HH Income	$79,314	$82,277	$76,290
Median Age	36.2	36.6	32.8
B.S. Degree or Higher	34.9%	39.7%	41.8%
Daytime Employment	8,622	39,420	112,190

Source: Demographics from Site To Do Business (01/26/2009).

Entitlements: Annexed into the City of Loveland. Wintergreen Village is zoned per a General Development Plan (GDP) dated June 9, 2005. Third Amendment to GDP was approved on January 20, 2009. A partial list of the allowed uses is shown below.

Outlots B and C:

1. Residential Uses (Density range 10.80 to 13.20 du/ac*)
   a. Dwelling, Detached Single-Family
   b. Dwelling, Multi-Family

   * Densities are transferable between Outlots B & C up to 12 du/a

2. Light Commercial/ Industrial Uses (.35 Max Floor-to-Area ratio)
   a. Commercial Daycare centers– adult or child
   b. Indoor Recreation
   c. Lodging Establishment (hotel and motel)
   d. Medical/dental labs and clinics
   e. Office, general administrative
   f. Personal and business service shops
   g. Self-Service Storage Facility
   h. Outdoor Storage
   i. Congregate care facility
   j. Hospital
   k. Vehicle Minor Repair, Servicing and Maintenance
   l. Veterinary Hospital
   m. Warehouse and distribution
   n. Domestic Animal Day Care Facility
   o. Plant Nursery and Greenhouses

p. Place of Worship and Assembly
q. Print Shop
r. Professional Office/Clinic
s. Public of Private Schools
t. Research Laboratory
u. Vehicle Sales and Leasing for Cars and Trucks
v. Long Term Care Facility
w. Group Care Facility
x. Light Industrial
y. Veterinary Clinic
z. Workshop and Custom Small Industry
aa. Vehicle Rentals for Heavy Equipment, Large Trucks, and Trailers
ab. Similar facilities and uses to those listed above

Access: U.S. Highway 287, 64th Street, and 65th Street

Infrastructure:

Water: Existing 12" water line located in Eden Garden Drive. An 8" water line services Outlot C.

Sewer: An 8" sanitary sewer line services Outlot C. An 8" sanitary sewer stub located in 64th Street services Outlot B.

Roadways: *65th Street*: Northern property boundary. Roadway complete from US 287 to Eden Garden Drive.

64th Street: Southern property boundary. Roadway complete from US 287 to Super Wal-Mart. Roadway extension from Super Wal-Mart parking lot to western boundary is complete.

Eden Garden Drive: North/South road bisects Outlot B and Outlot C. Roadway complete from 65th Street to 64th Street.

Drainage: Off-site regional detention ponds have been engineered and constructed on Parcel A (residential land to the south). A minimal collection pond is located on the southern boundary of Outlot C along 64th Street. The intensity of the final use and design shall determine if onsite detention is required for both Outlots B and C.

(Note: Infrastructure information is from the Wintergreen Village GDP dated June 9, 2005. Engineering services for the GDP were provided by Sear-Brown Engineering.)

Dry Utilities: Electric: City of Loveland (installed along the north side of 64th St. all the way to western property line of Outlot C)
Gas: Xcel Energy of Colorado (installed along the north side of 64th St. all the way to western property line of Outlot C)
Telephone: Qwest (conduit is installed along the north side of 64 St. and along the west and east sides of Eden Garden Drive)
Cable: Comcast (conduit is installed along the north side of 64 St. and along the west and east sides of Eden Garden Drive)

Public Services: Police: City of Loveland
Fire: Loveland Fire Department
School District: Thompson R2-J School District

Schools:

	Driving Distance	Est. Drive Time
Laurene Edmondson Elem School	1.34 miles	3 minutes
Lucile Erwin Middle School	3.31 miles	8 minutes
Loveland High School	3.27 miles	6 minutes

Dining/Shopping:

	Driving Distance	Est. Drive Time
Super Wal-Mart::	0.50 miles	1 minute
King Soopers:	2.56 miles	5 minutes
Safeway:	4.21 miles	9 minutes
Home Depot:	3.94 miles	7 minutes
Lowe's:	5.78 miles	11 minutes
Sam's Club:	4.50 miles	9 minutes
I-25 and US 34 Retail**:	8.03 miles	13 minutes
Downtown Loveland:	4.78 miles	11 minutes

**Approximately 1.7 million square feet of existing retail including Macy's, Dick's, Barnes & Noble, Metroxlux Theaters, Cold Water Creek, Ann Taylor Loft, Eddie Bauer, P.F. Chang's, Bonefish Grill, Biaggi's, Red Robin, Target, Sportsman's Warehouse, Ethan Allen, Ross, Nike Outlet, Coach Outlet, and many more.)

Health Care:

	Driving Distance	Est. Drive Time
McKee Medical Center:	4.42 miles	9 minutes
FirstCare Medical Clinic:	2.90 miles	5 minutes
Skyline Medical Center:	5.61 miles	11 minutes
The Medical Center of the Rockies:	8.41 miles	15 minutes

Recreation:

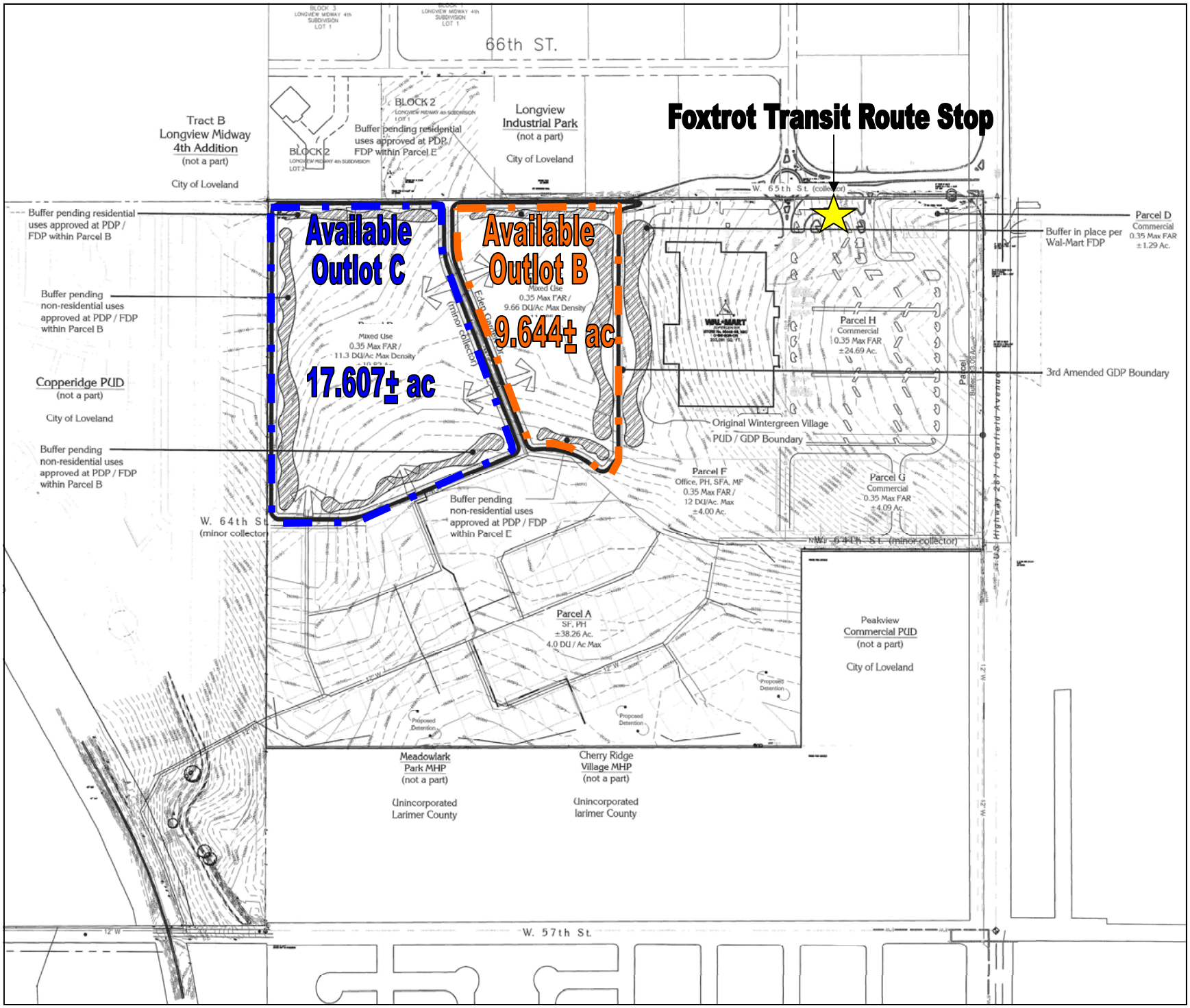
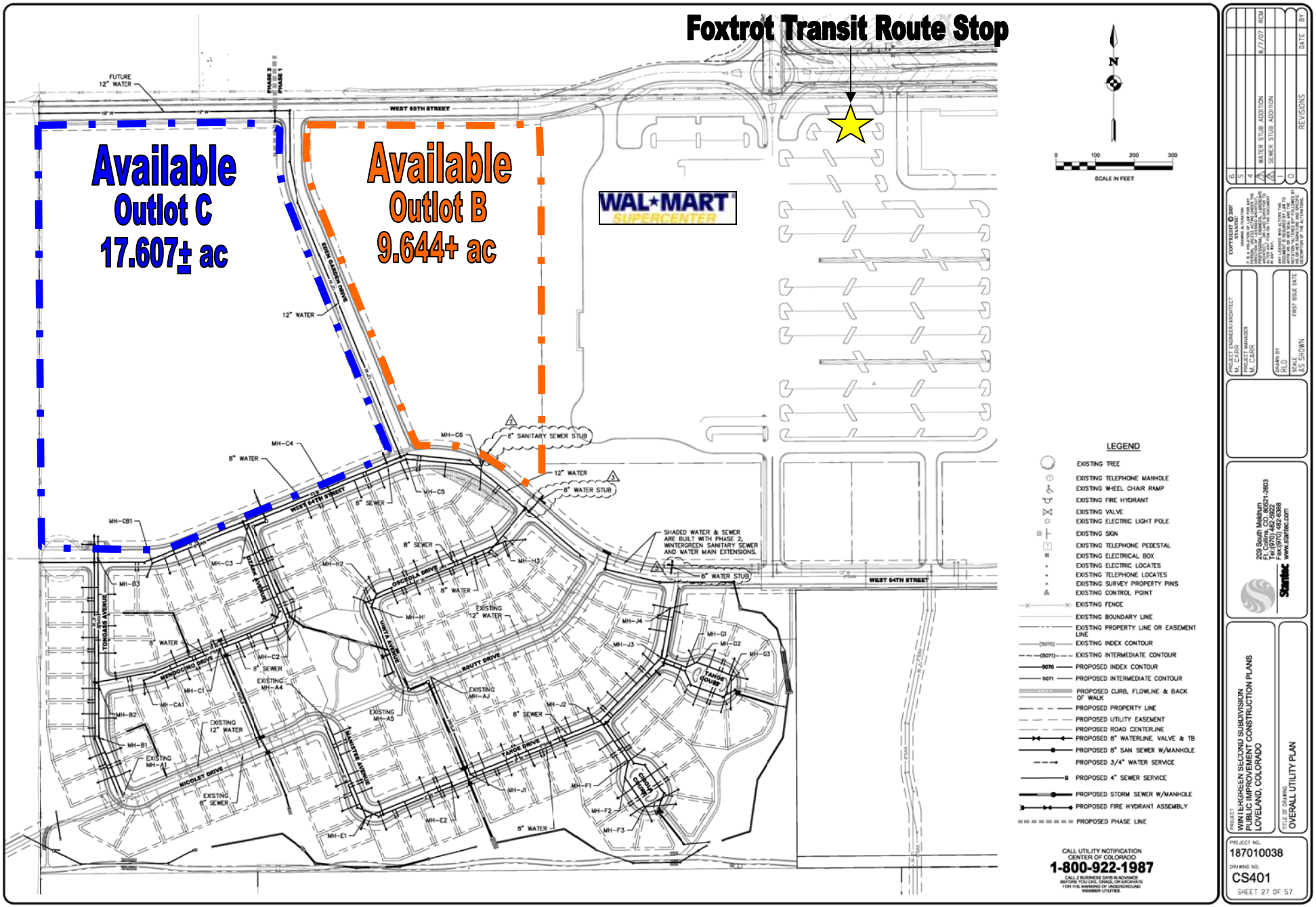
	Driving Distance	Est. Drive Time
Youth Sports Complex:	6.93 miles	12 minutes
Boyd Lake State Park:	3.90 miles	7 minutes
Kroh Park:	1.04 miles	2 minutes
Woodmere Park:	2.90 miles	6 minutes
Cattail Creek Golf Course:	4.15 miles	8 minutes
The Olde Course at Loveland:	4.15 miles	8 minutes
Marianna Butte Golf Course:	8.25 miles	16 minutes
Chilson Center (Rec. Center):	4.90 miles	11 minutes
Orchards Athletic Club :	2.82 miles	5 minutes
Gold's Gym:	4.27 miles	9 minutes
Fitness 19:	2.40 miles	4 minutes
Osborn/Winona Pool:	6.02 miles	13 minutes

Local Economy: The Fort Collins-Loveland MSA is ranked in the top 25% of metropolitan statistic areas in terms of economic strength (source: www.policom.com, January 24, 2008).

Universities: Northern Colorado also features two universities: Colorado State University (25,000 students) and the University of Northern Colorado (11,349 students). Both are significant employers and contribute greatly to the vibrancy of the local economy by providing jobs, an educated workforce, and technology transfer to the private sector.

Major Employers: A sample of some of the area's major employers includes the two Universities (10,007), Agilent Technologies (600), Anheuser Busch (760), Banner Health (2,566), Eastman Kodak (1,600), Hach Chemical (794), Hewlett Packard (3,100), Intel (300), Poudre Valley Health (3,120), State Farm Insurance (2,340), Swift & Co (2,650), and Woodward (1,100).

Wintergreen Land Plan (3rd Amendment General Development Plan Feb. 6, 2009)



Overall Utility Plan