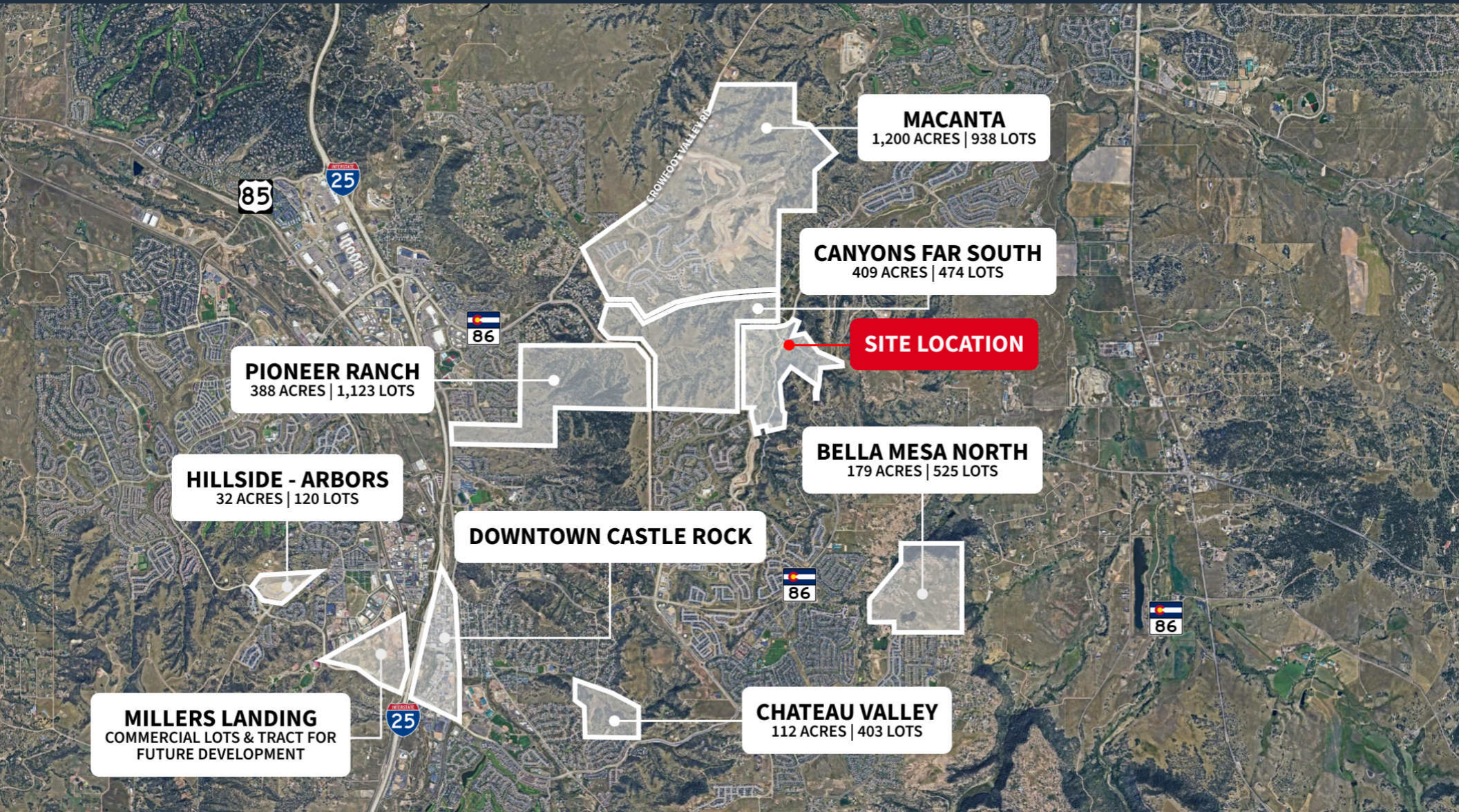


TERRAIN NORTH BASIN PHASE 2

105 SFD LOTS | 45 NET ACRE DEVELOPMENT OPPORTUNITY | CASTLE ROCK, DOUGLAS COUNTY, CO



JLL DENVER TEAM

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OFFER INSTRUCTIONS

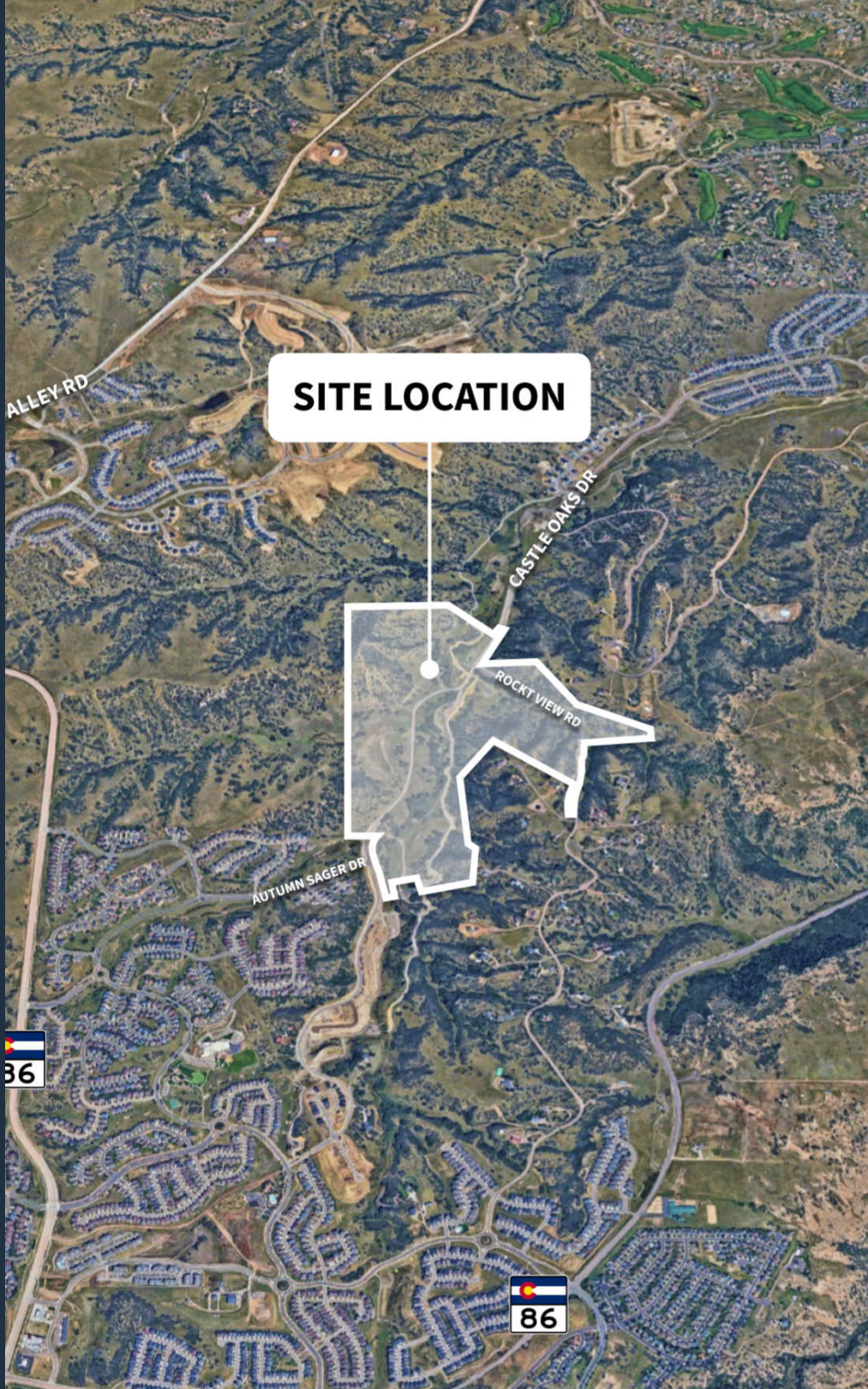
Qualified investors and developers interested in this opportunity are invited to submit a Letter of Intent (LOI) to Chris Musselman at JLL.

The LOI should include the following key elements:

- Proposed purchase price.
- Timing consideration and proposed outside closing date(s).
- Earnest deposit amount and terms.
- Proposed project description.
- Description of debt/equity sources.

JLL, in collaboration with ownership, will review and respond to all offers as they are received. We encourage prospective buyers to submit comprehensive LOIs that clearly outline their proposed terms and demonstrate their ability to execute the transaction.

Please address all Letters of Intent to: Jones Lang LaSalle, Chris Musselman.



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TERRAIN NORTH BASIN PHASE 2
105 SFD LOTS

EXECUTIVE SUMMARY

DEAL OVERVIEW

JLL Denver is pleased to present Terrain North Basin, Phase 2. The project comprises 105 lots across two planning areas: PA-1 with 76 lots on 36.80 acres (2.07 units per acre), and PA-8 with 29 lots on 8.20 acres (3.54 units per acre), all zoned for single-family detached homes.

Located in a fast-growing area with strong demand for housing, Terrain North Basin, Phase 2 is ideal for developers seeking to create a high-quality, suburban community. Surrounded by recreational amenities and excellent schools, it offers residents easy access to nature while maintaining proximity to Denver and Colorado Springs.

Property Name	Terrain North Basin, Phase 2
Approx. Address	2451 Castle Oaks Drive, Castle Rock, CO
County	Douglas County
Land Size	208.70 Gross Acres 45.00 Net Acres
Number of Lots	105 Lots (PA-1: 76 lots, PA-8: 29 lots)
Density	PA-1: 2.07 DU/acre, PA-8: 3.54 DU/acre
Water and Sanitation District	Town of Castle Rock



SDP PERMITTING PROCESS IS ONGOING

The property's SDP is progressing through final approvals, enabling streamlined construction upon permit issuance.



ZONED FOR SINGLE FAMILY HOMES

Zoned within an approved PD for Residential Single Family (R-SF), the site allows for SFD lots with flexible design options.



PREMIUM VIEWS AND VALUES

Castle Rock's dramatic views and natural beauty create strong home values.



INVESTMENT HIGHLIGHTS



APPROVED PD – SITE DEVELOPMENT PLAN PERMITTING PROCESS IS ONGOING

The property's SDP permitting is progressing through final approvals, enabling streamlined construction upon permit issuance. The approved PD zoning provides a solid entitlement foundation, reducing regulatory risk and positioning the project for efficient development execution.



PRIME LOCATION NEAR AMENITIES AND EMPLOYERS

Positioned in the high-demand Castle Rock area, the site offers proximity to top-tier schools, parks, retail centers, and major employment hubs. This strategic location enhances the site's appeal, ensuring strong demand from homebuyers and renters.



STRONG MARKET FUNDAMENTALS IN A HIGH-GROWTH REGION

Castle Rock is one of the fastest-growing communities in Colorado, driven by robust population growth and job expansion. The area's attractive demographics and high demand for housing make this an ideal investment opportunity for long-term value and stable returns.



** Roxborough State Park - 30 Minute Drive from Terrain Master Plan*












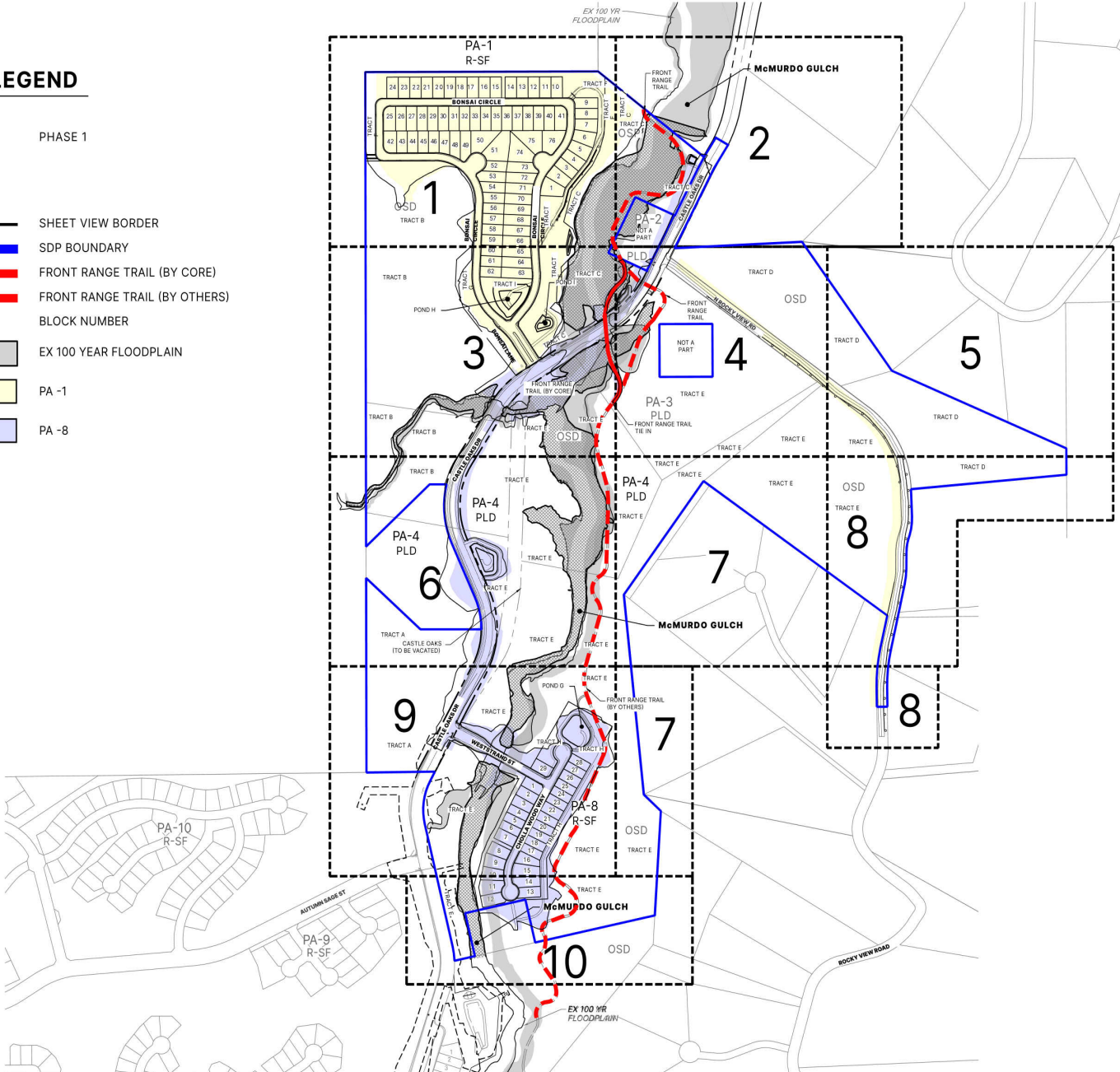
TERRAIN NORTH BASIN PHASE 2
105 SFD LOTS

SITE DEVELOPMENT PLAN

SITE DEVELOPMENT PLAN

LEGEND

-  PHASE 1
-  SHEET VIEW BORDER
-  SDP BOUNDARY
-  FRONT RANGE TRAIL (BY CORE)
-  FRONT RANGE TRAIL (BY OTHERS)
-  BLOCK NUMBER
-  EX 100 YEAR FLOODPLAIN
-  PA -1
-  PA -8



SDP OVERVIEW

Terrain North Basin | Site Development Plan

Planning Area (PA)	PA 1		PA 8		OSD		OSP		PA 3		PA 4	
Total Acreage	36.8		8.2		105.81		12.19		11.6		34.1	
Use Area	R-SF		R-SF		Open Space (OS)		Open Space (OS)		PLD		PLD	
	PD Req.	Provided (SDP)	PD Req.	Provided (SDP)	PD Req.	Provided (SDP)	PD Req.	Provided (SDP)	PD Req.	Provided (SDP)	PD Req.	Provided (SDP)
Permitted Uses	SFD	76	SFD	29	OS	OS	OS	OS	PLD	SFD	PLD	SFD
Maximum Dwelling Units / Gross Acre	5	2.07	5	3.54	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Max Building Height (feet)	35	35	35	35	35	N/A	35	N/A	35	N/A	35	N/A
Lot Dimensions (Feet)												
Linear Front Feet		± 60 - 70		± 60	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Depth		± 130		± 120	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Setbacks (Feet)												
Front to Garage	20	20	20	20	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Front to Side Garage	15	15	15	15	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Front to Living Area	10	10	10	10	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Rear	12	12	12	12	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Side Interior Lot	5	5	5	5	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Side to Street	10	10	10	10	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Parking 2-car garage for each Single-Family detached		76		29	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Site Utilization Chart

Use Area	Acres	% of Total
R-SF	45	21.56
Open Space Private (OSP)	12.19	5.84
Open Space Dedication (OSD)	151.51	50.70
Open Space Total	163.70	78.44
ROW Dedication	7.06	3.38
Total	208.70	100

SITE FEATURES & USE BREAKDOWN

OPEN SPACE

- Public Open Space**
151.51 acres (Approximately 72.6% of the site)
- Private/HOA Open Space**
12.19 acres (Approximately 5.8% of the site)
- Remaining Developed Area**
The remaining percentage is allocated to residential lots, roadways, and infrastructure.

ROW/UTILITY DEDICATIONS

- ROW Dedication**
7.06 acres (Approximately 3.4% of the site)
- Utility Easements**
10 feet along all lot front/rear/public ROWs (Providing space for water, sewer, electrical, and stormwater systems).

TRACK MAINTENANCE RESPONSIBILITIES

-  **Developer**
 - The developer is responsible for all infrastructure costs, with no district funds available to offset these expenses.
-  **Homeowners Association (HOA)**
 - Responsible for maintenance of Private Open Space, which accounts for 5.8% of the site area.
 - Includes landscape maintenance, snow/ice removal, and common areas.
-  **Town of Castle Rock**
 - Responsible for the maintenance of Public Open Space (OSD), which accounts for 72.6% of the site area.
 - Includes parks, recreation areas, and other public amenities.
-  **Individual Homeowners**
 - Responsible for storm drainage within their individual properties, as outlined in the development agreement.



SITE LOCATION

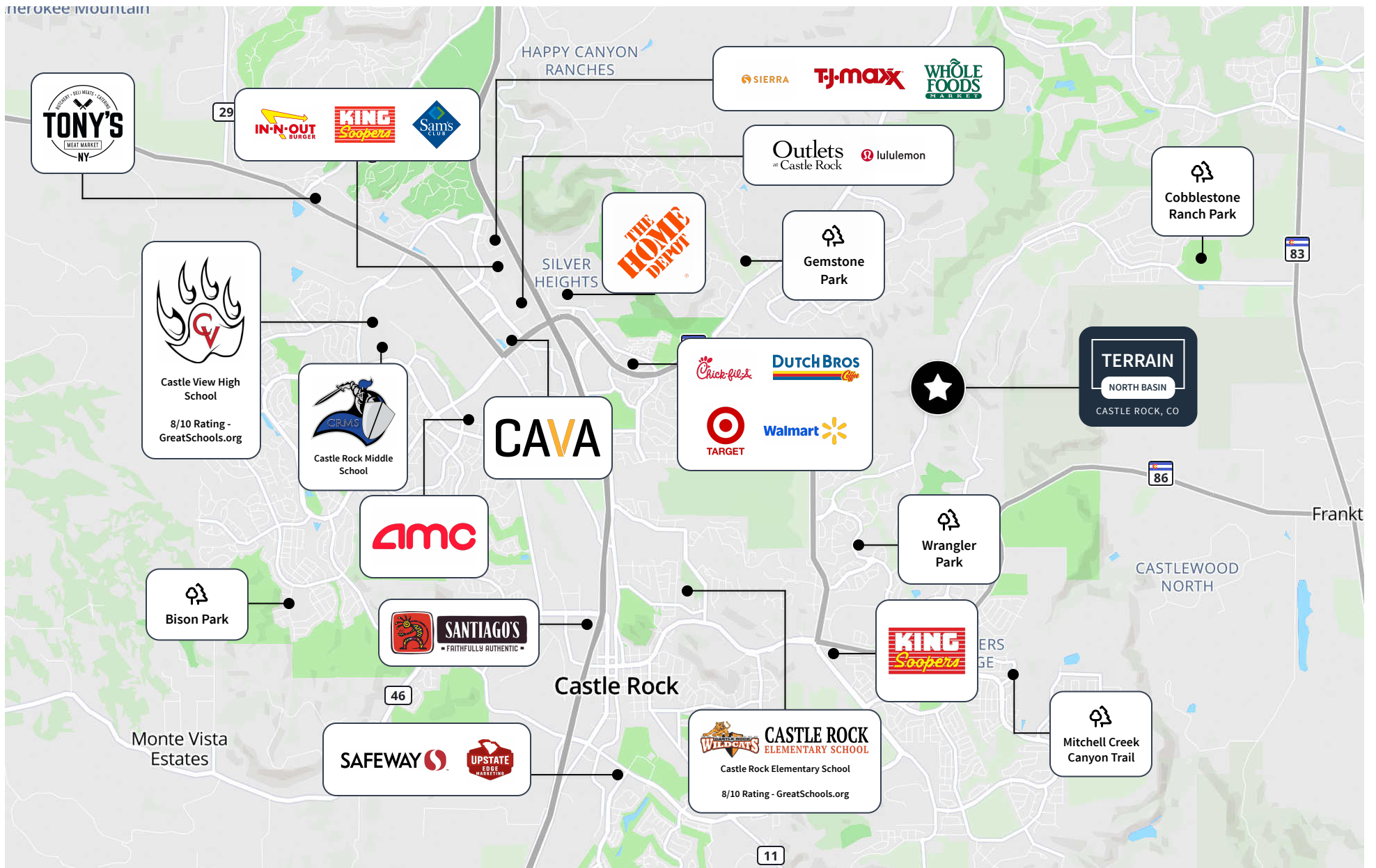


TERRAIN NORTH BASIN PHASE 2

105 ENTITLED SFD LOTS

MARKET OVERVIEW

AMENITIES MAP



LOCATION OVERVIEW

Castle Rock is a high-tier housing submarket experiencing rapid population growth and strong appeal to affluent residents, with median household incomes exceeding \$120,000. The area's housing demand is supported by excellent Douglas County schools and premium supply-demand fundamentals, creating favorable conditions for long-term property value appreciation.

The town offers superior connectivity to both Denver and Colorado Springs, providing easy access to employment centers, retail, and urban amenities. Castle Rock also features immediate access to natural amenities like McMurdo Gulch, walking trails, and recreational opportunities, enhancing its appeal as a lifestyle destination for homebuyers seeking convenience and outdoor activities.

Recent market activity demonstrates robust housing demand in this sought-after, high-growth market. With top-tier schools, excellent commutability, and a well-established affluent community, Castle Rock presents an ideal opportunity for builders to capitalize on strong economic fundamentals and a growing population that values both suburban charm and urban accessibility.

\$155K+

Median Household Income (3-Mile)

2.3%

Annual Population Growth (2025-2030)

82.5%+

Owner-Occupied Housing (3-Mile)

33.4K

Population (3-Mile)



MAJOR EMPLOYERS

The property benefits from a strategically diverse economic base anchored by recession-resistant healthcare providers (HCA HealthONE Sky Ridge, AdventHealth Parker, Kaiser Permanente), high-wage professional services led by Charles Schwab's major campus, and aerospace/engineering firms including United Launch Alliance and Kiewit. Douglas County Government adds public sector stability. This mix of employment drivers ensures sustained demand and strong long-term investment appeal.



DENVER TECH CENTER

Located just 20 miles north via Interstate 25, the Denver Tech Center (DTC) serves as Denver's largest office submarket outside the CBD. Home to numerous Fortune 500 companies, ~1,000 companies, and a workforce of around 35,000 people, this massive employment base fuels consistent housing demand in executive communities like Castle Rock.

SOUTH / I-25 CORRIDOR

The Denver South region claims more office space than any other area on the Front Range (48 million SF) and is the preferred business hub in the Rocky Mountain region. This corridor runs directly up I-25 from Castle Rock, providing seamless access to future residents. Major tenants include Charles Schwab and United Launch Alliance.

EMPLOYER	INDUSTRY	EMPLOYEES	DISTANCE
Charles Schwab	Financial Services	4,300	13.5 mi
AdventHealth Parker	Healthcare	1,600	13.4 mi
Sky Ridge Medical Center (HCA HealthONE)	Healthcare	1,600	13.4 mi
Kiewit Corporation	Construction	1,400	13.6 mi
United Launch Alliance	Aerospace	1,300	16.9 mi
Douglas County Government	Government	1,100	4.5 mi
Kaiser Permanente	Healthcare	750	14.3 mi

 **1,000+**
COMPANIES IN AREA

 **40,000+**
EMPLOYEES IN AREA

ACCESS TO RECREATION

CASTLE ROCK PARKS & RECREATION *(5-10 minutes away)*

A wide network of well-maintained public parks, sports fields, playgrounds, and walking trails offering year-round recreational opportunities for residents and families.

DOWNTOWN CASTLE ROCK *(10 minutes away)*

A vibrant downtown district with local restaurants, shops, community events, and entertainment options in a charming small-town setting.

REGIONAL OPEN SPACE & TRAILS *(10-15 minutes away)*

Extensive open space areas with miles of scenic trails for hiking, biking, and outdoor activities, providing access to Colorado's natural landscapes.

NEARBY STATE PARKS *(20-40 minutes away)*

Several state parks within a short drive offer lakes, camping, boating, fishing, and wildlife viewing, ideal for weekend outdoor adventures.

WORLD-CLASS SKI AREAS *(1.5 - 2.5 hours away)*

Easy access to Colorado's renowned ski destinations offering premier skiing, snowboarding, and winter recreation in the Rocky Mountains.



SITE LOCATION



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Thank you. If you have any questions, please contact a representative from the deal team.