

PERRY PARK

24 FINISHED DUPLEX LOTS | LARKSPUR, DOUGLAS COUNTY, COLORADO

PRICING GUIDANCE: \$2,400,000



JLL DENVER TEAM

Chris Musselman

Director, Capital Markets
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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.

Property Details

JLL Capital Markets presents Perry Park, 24 finished duplex lots, in Larkspur, Colorado, within Colorado's prestigious Douglas County.

The Property

The development includes 24 platted and finished lots. The site represents the final phase of the established Perry Park duplex community.

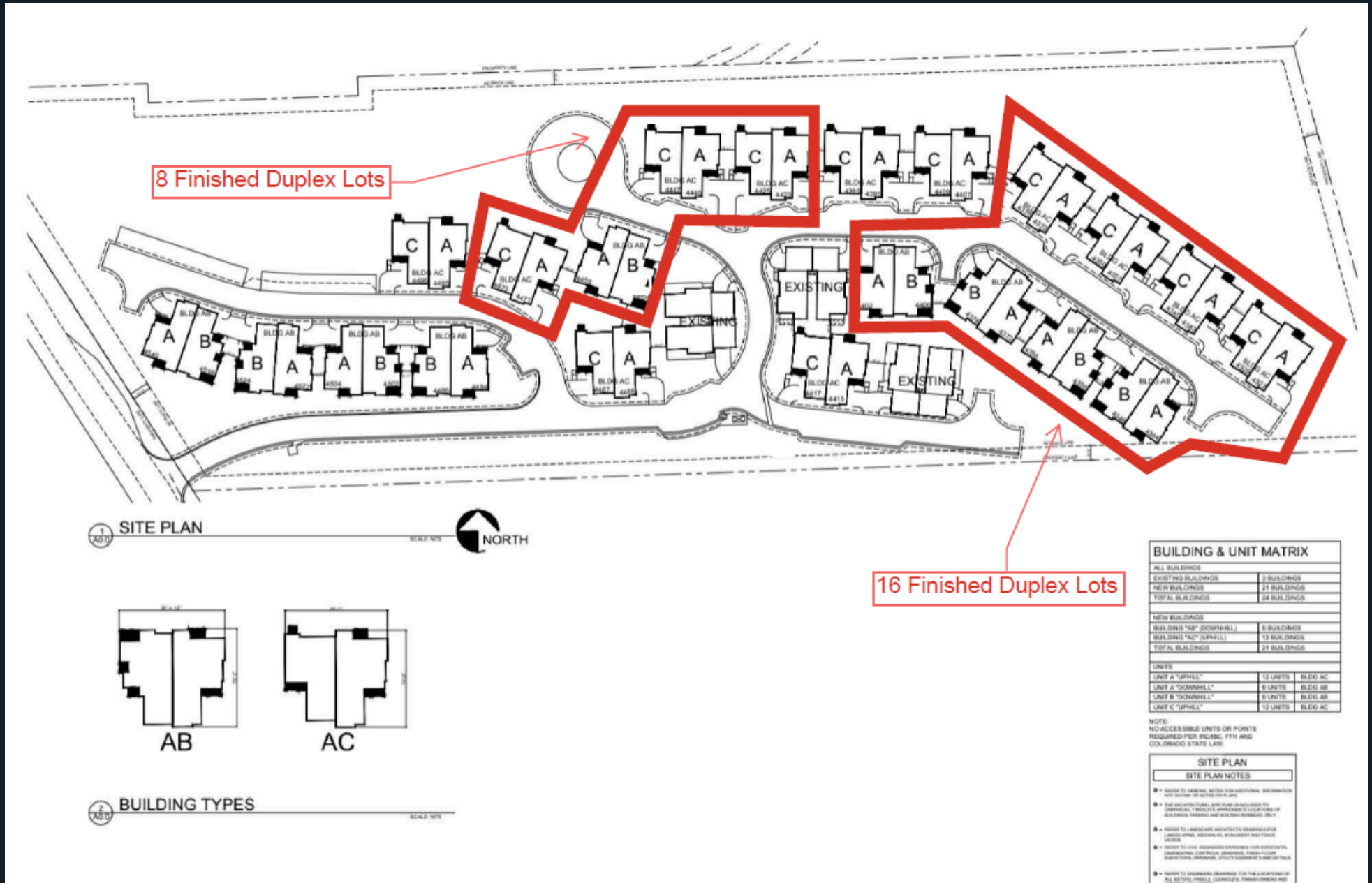
Location & Access

The property is located adjacent to Perry Park Country Club and Golf Course. The site features direct access to I-25, connecting the site to Castle Rock, Colorado Springs, and Denver.

| | |
|-------------------------------|---|
| APPROX. ADDRESS | 4358 Echo Butte Ln, Larkspur, Colorado, 80118 |
| COUNTY | Douglas County |
| OFFERING / UNITS | 24 finished duplex lots |
| INFRASTRUCTURE STATUS | All street, utilities, infrastructure completed, with retaining walls still being required to be installed. The HOA will require minimal onsite work, such as overlaying the private access drives. |
| MILL LEVY - 2026 | 97.086 |
| WATER AND SANITATION DISTRICT | Perry Park Water and Sanitation District |



Site Plan



Plat Map (Part 1)

RETREAT AT PERRY PARK - FILING NO.1

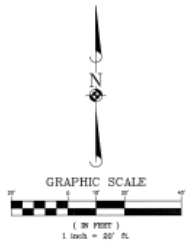
A PART OF THE NORTH HALF OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO
10.344 ACRES - 24 RESIDENTIAL LOTS - 1 TRACT - SB2023-034



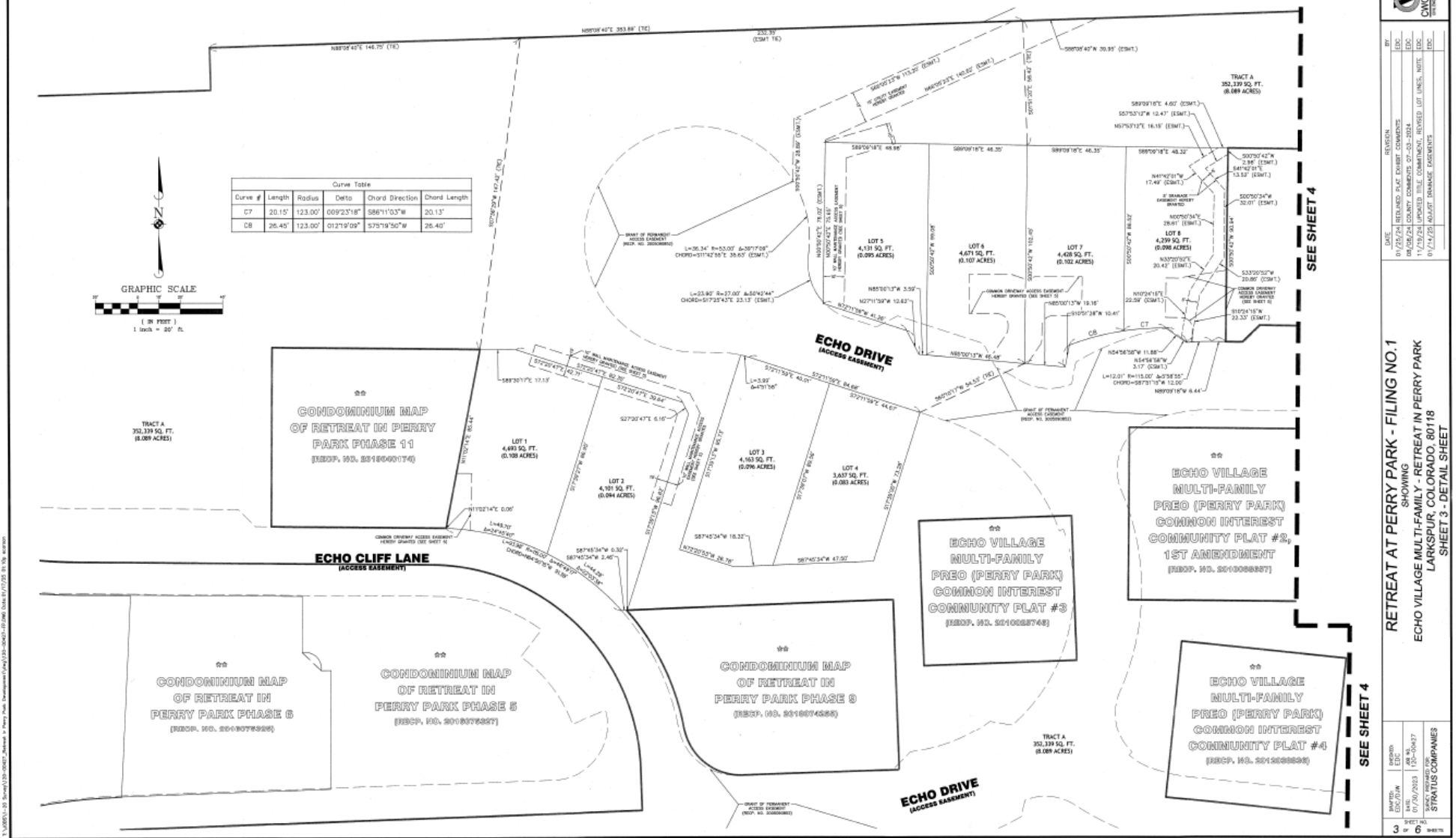
| | |
|----------|---|
| DATE | DESCRIPTION |
| 07/27/24 | RETRAIT AT PERRY PARK - EXHIBIT COMMENTS |
| 08/02/24 | COUNTY COMMENTS 01-01-2024 |
| 11/27/24 | UNAPPROVED TITLE COMMITMENT, REVISED LOT LINES, NOTE, EDC |
| 01/17/25 | ALTAIR FINANCE AGREEMENTS |

RETREAT AT PERRY PARK - FILING NO.1
SHOWING
ECHO VILLAGE MULTI-FAMILY - RETREAT IN PERRY PARK
LARKSPUR, COLORADO, 80118
SHEET 3 - DETAIL SHEET

| | |
|----------|---|
| DATE | DESCRIPTION |
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| 01/17/25 | ALTAIR FINANCE AGREEMENTS |



| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
|---------|--------|---------|------------|-----------------|--------------|
| C7 | 20.15' | 123.00' | 009°23'18" | S86°11'03"W | 20.13' |
| CB | 25.45' | 123.00' | 012°19'09" | S75°19'50"W | 25.40' |



SEE SHEET 4

SEE SHEET 4

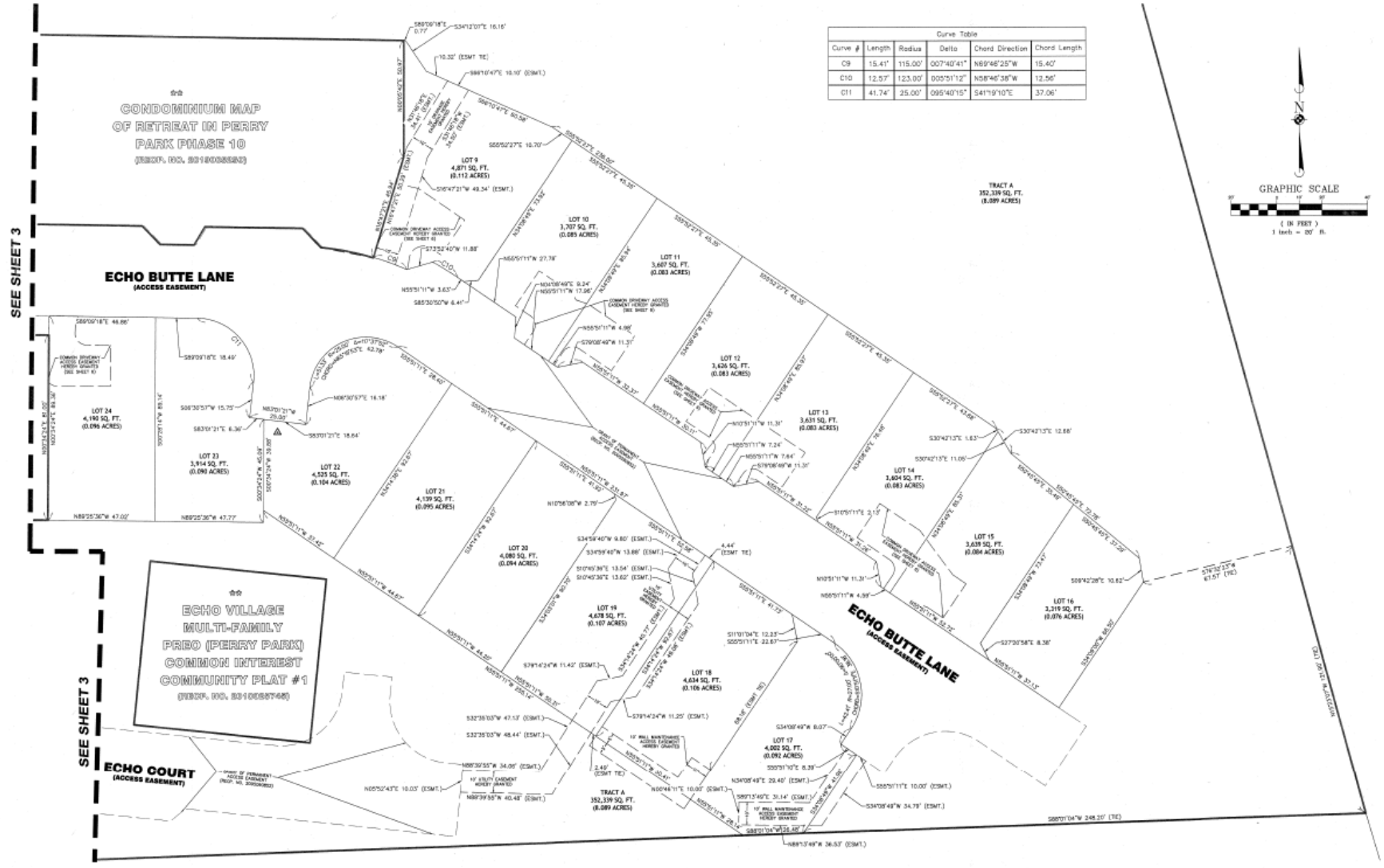
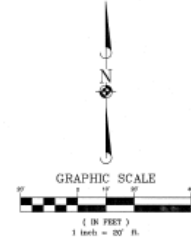


Plat Map (Part 2)

RETREAT AT PERRY PARK - FILING NO.1

A PART OF THE NORTH HALF OF SECTION 23, TOWNSHIP 9 SOUTH, RANGE 68 WEST
OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO
10.344 ACRES - 24 RESIDENTIAL LOTS - 1 TRACT - SB2023-034

| Curve Table | | | | | |
|-------------|--------|---------|------------|-----------------|--------------|
| Curve # | Length | Radius | Delta | Chord Direction | Chord Length |
| C9 | 15.41' | 115.00' | 007°40'41" | N68°46'25"W | 15.40' |
| C10 | 12.57' | 123.00' | 005°51'12" | N08°46'38"W | 12.56' |
| C11 | 41.74' | 25.00' | 095°40'15" | S41°19'10"E | 37.06' |



| DATE | BY | REVISION |
|------------|-----|----------------------------|
| 07/25/2023 | JLL | REVISED BY JLL FOR PERMITS |
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SHOWING
ECHO VILLAGE MULTI-FAMILY - RETREAT IN PERRY PARK
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Investment Highlights



IMMEDIATE DEVELOPMENT OPPORTUNITY

Streets, utilities, and all necessary improvements are in place, eliminating predevelopment risk and allowing for immediate construction commencement. This opportunity is ideal for local developers or investment groups seeking turnkey development in a proven, high-demand location.



AFFLUENT DEMOGRAPHICS

Located midway between Denver and Colorado Springs in Douglas County, boasting a \$168,791 median household income and a 77.4% homeownership rate.



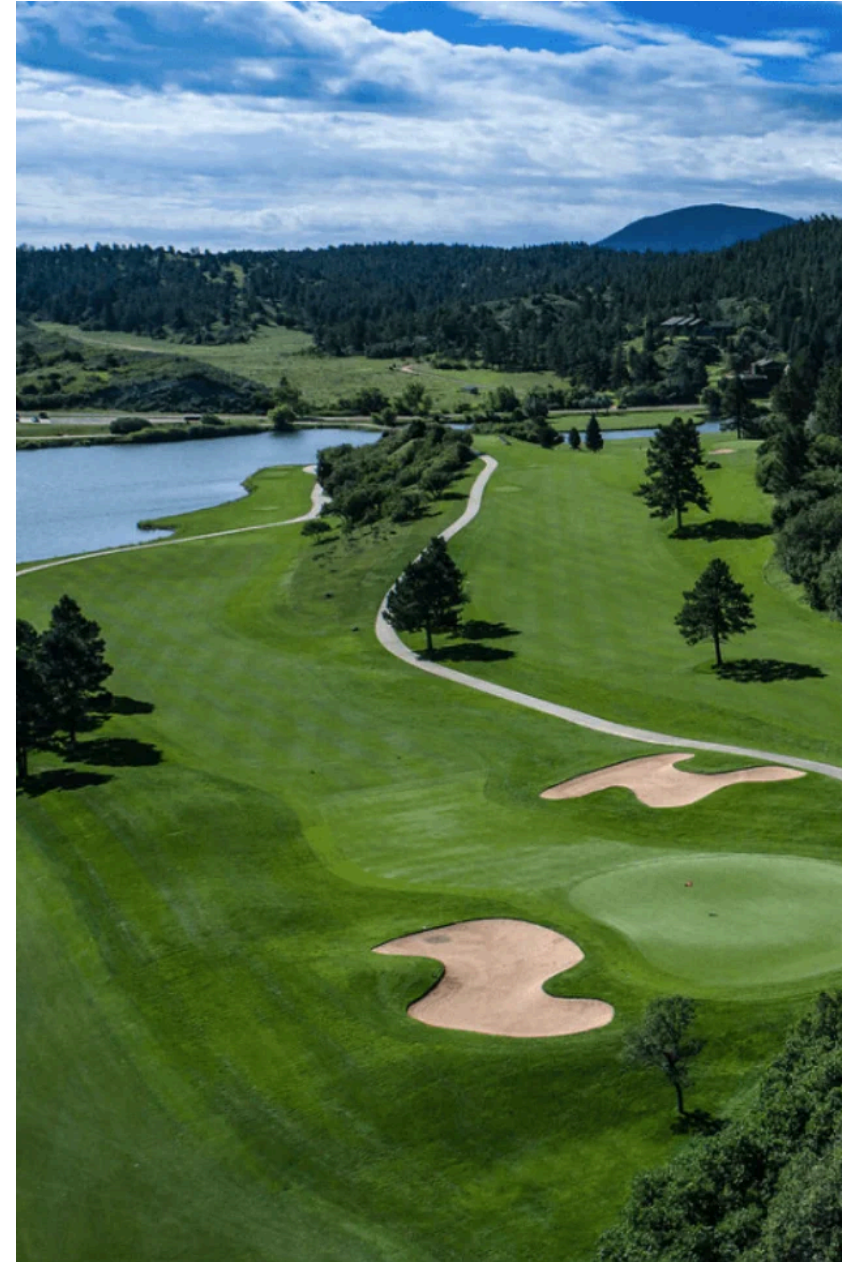
PROVEN MARKET DEMAND

The community has demonstrated strong market acceptance with completed homes selling in the upper \$800,000s to mid-\$900,000s range, establishing a robust pricing precedent for future development.



LOCATION AND VIEWS

Located in one of Douglas County's most spectacular view corridors, the property offers exceptional natural amenities that command premium pricing. The site is situated within the Perry Park area, known for its country club, golf course, and equestrian facilities.



Location Overview

Located within Douglas County's established Perry Park neighborhood, the site provides a secluded, natural setting midway between Denver (41 miles north) and Colorado Springs (32 miles south). Surrounded by striking red rock formations, the property serves a highly affluent demographic base attracted to incredible urban / suburban living.

Excellent regional access via Interstate 25, located just 11 miles or a 12-minute drive away, connects to the broader front-range corridor accommodating over 100,000 vehicles daily. The site's immediate proximity to the Perry Park Country Club, Lake Wauconda, and Pike National Forest creates ideal conditions for premium residential development combining commuter convenience with active outdoor amenities.

4,975

TOTAL POPULATION WITHIN 5 MILE RADIUS

\$168,791

5 MILE RADIUS MEDIAN HOUSEHOLD INCOME

\$1,003,631

AVERAGE HOME VALUE WITHIN 5 MILE RADIUS

11 Miles

FROM I-25 W/DIRECT CONNECTION TO THE FRONT-RANGE CORRIDOR



Demand Drivers

The Denver-Colorado Springs corridor continues to experience robust growth, driven by strategic access to major employment centers and an exceptional quality of life. Douglas County boasts a median household income of \$168,791, providing a deep pool of high-earning households that actively drive demand for premium residential developments.



REGIONAL CONNECTIVITY

Larkspur's strategic location between Colorado Springs and Denver provides residents with easy access to both urban centers while enjoying the rural charm of the Pikes Peak Region. The area's highways (including Interstate 25) offer direct connectivity, with typical drive times ranging from 30–45 minutes to each major city. This connectivity enables Larkspur's residents to access the job markets, cultural amenities, and services in the metropolitan areas while enjoying more lifestyle-driven housing options and natural surroundings.



COLORADO LIFESTYLE-ORIENTED LOCATION

The region around Perry Park benefits from easy access to natural amenities such as Roxborough State Park, Pike-San Isabel National Forest, and Castlewood Canyon State Park. These locations appeal to nature lovers, outdoor enthusiasts, and those seeking a quieter, nature-based lifestyle while still being close enough to major cities for work or recreation. This proximity to green spaces and parks helps attract buyers and renters who value outdoor living and recreation.



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