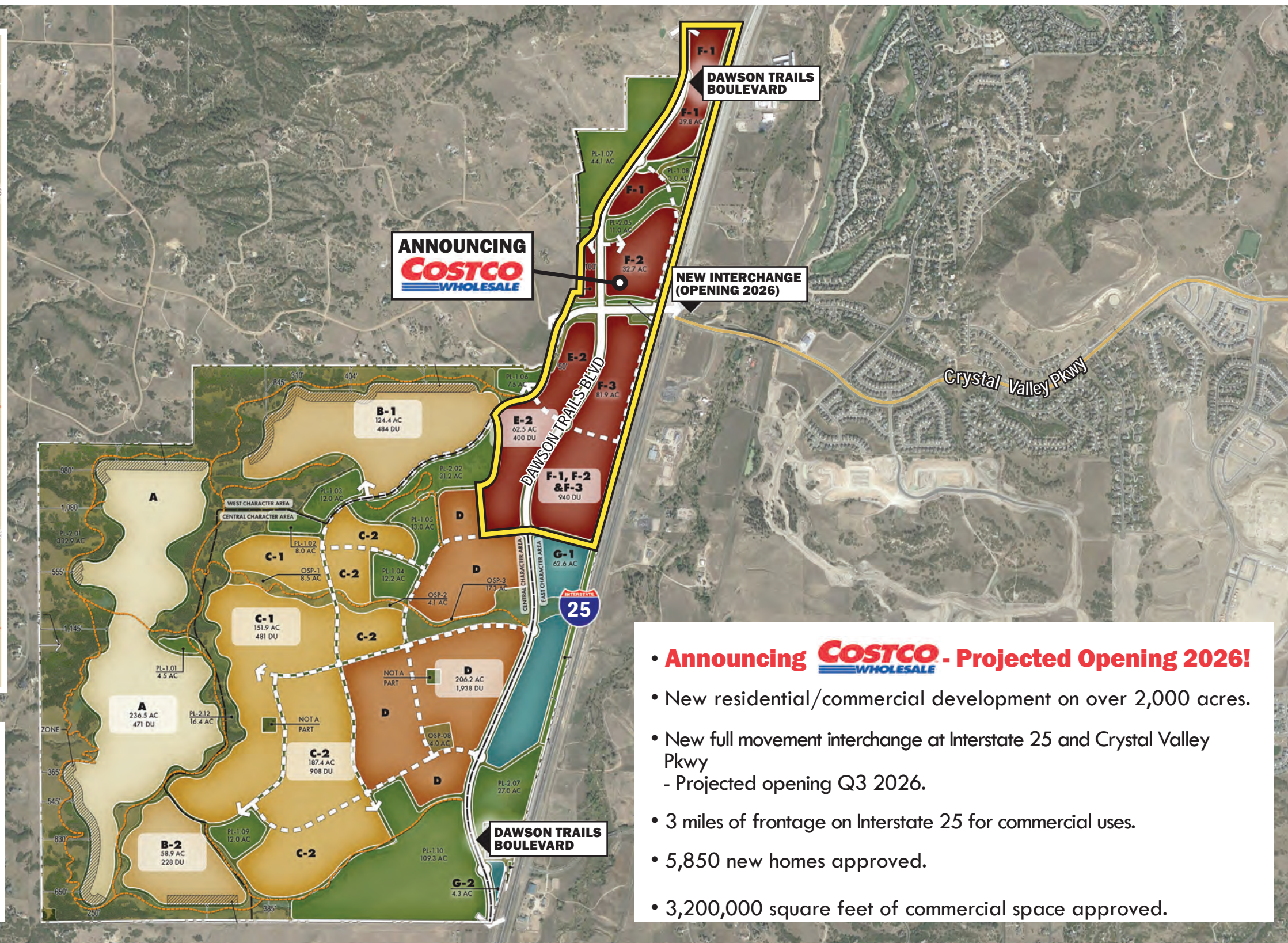


COMMERCIAL/RETAIL SITES AVAILABLE DAWSON TRAILS

INTERSTATE 25 & CRYSTAL VALLEY PARKWAY - CASTLE ROCK, CO

www.DawsonTrails.com



- **Announcing *COSTCO* - Projected Opening 2026!**
- New residential/commercial development on over 2,000 acres.
- New full movement interchange at Interstate 25 and Crystal Valley Pkwy
- Projected opening Q3 2026.
- 3 miles of frontage on Interstate 25 for commercial uses.
- 5,850 new homes approved.
- 3,200,000 square feet of commercial space approved.

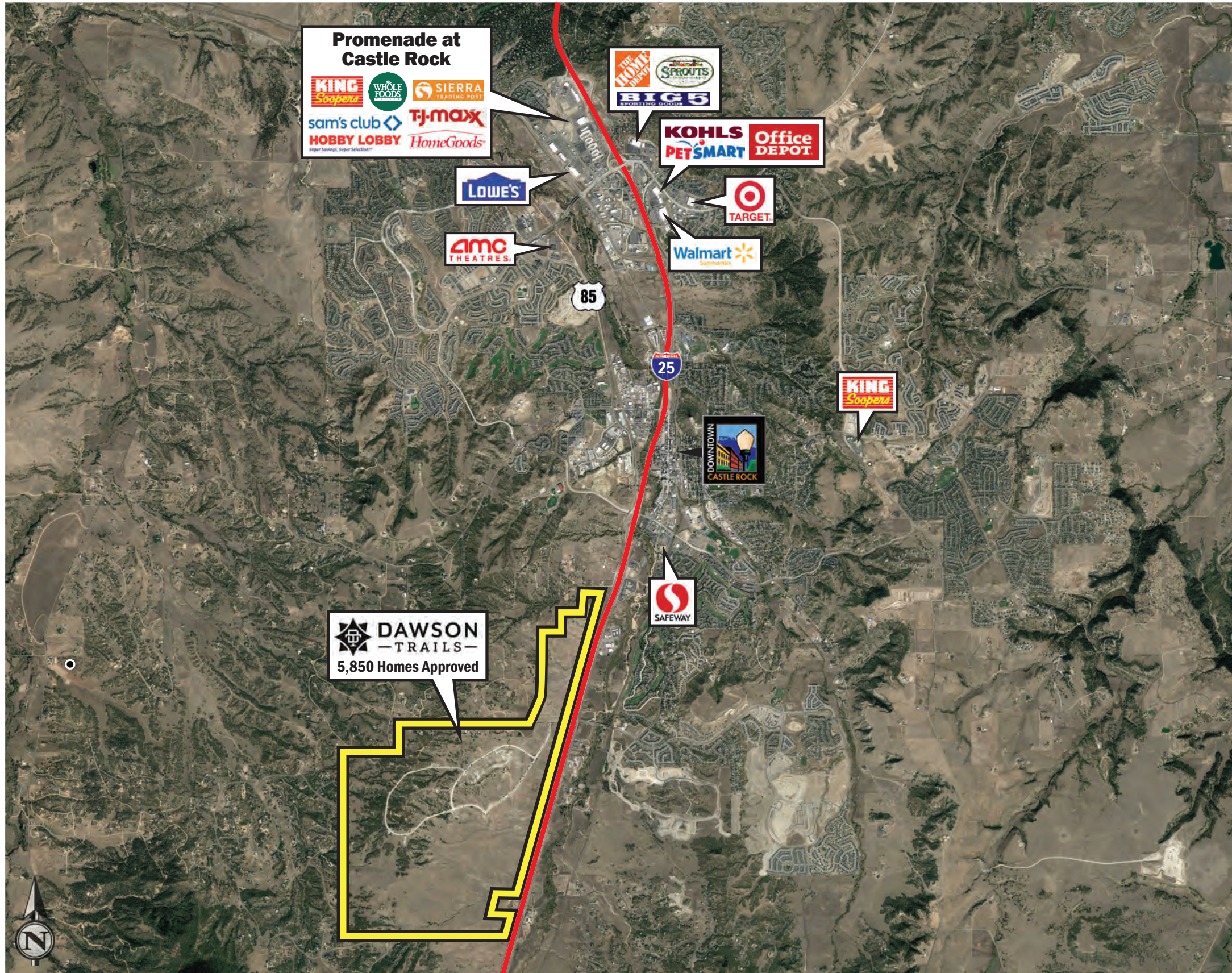


Westside Property Investment Company, Inc.

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TRADE AREA DEMOGRAPHICS

3 Miles	
Population	19,726
Annual Growth (2010-2020)	4.9%
Average HH Income	\$115,256
Businesses/Employees	1,363/8,371

5 Miles	
Population	65,973
Annual Growth (2010-2020)	5.1%
Average HH Income	\$126,020
Businesses/Employees	2,941/18,714

10 Miles	
Population	110,370
Annual Growth (2010-2020)	3.7%
Average HH Income	\$146,821
Businesses/Employees	4,879/28,962

Source: Applied Geographic Solutions, 2023 Estimates

TRAFFIC COUNTS

On I-25 south of Plum Creek Pkwy	75,000 Cars/day
On I-25 north of Plum Creek Pkwy	78,883 Cars/day
On Plum Creek Pkwy east of I-25	32,325 Cars/day

Source: CDOT 2023



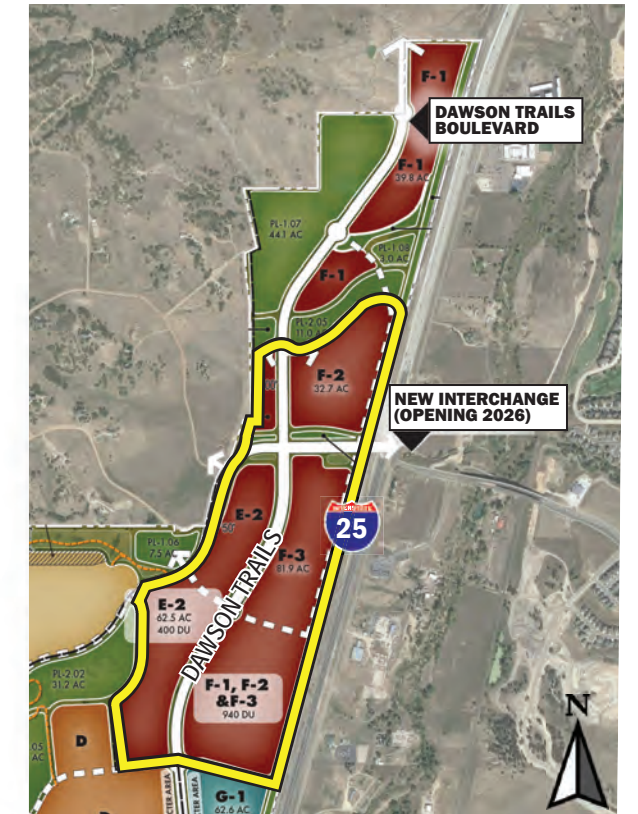
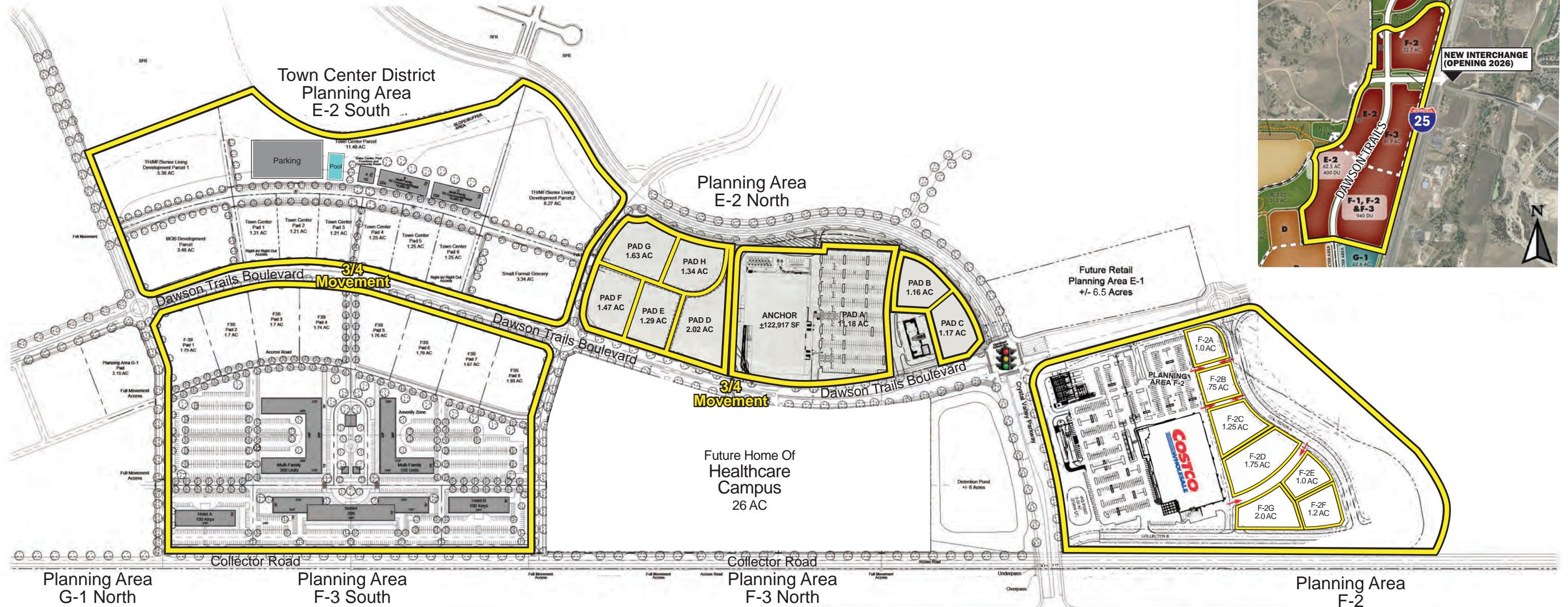

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OVERALL PRELIMINARY SITE PLAN

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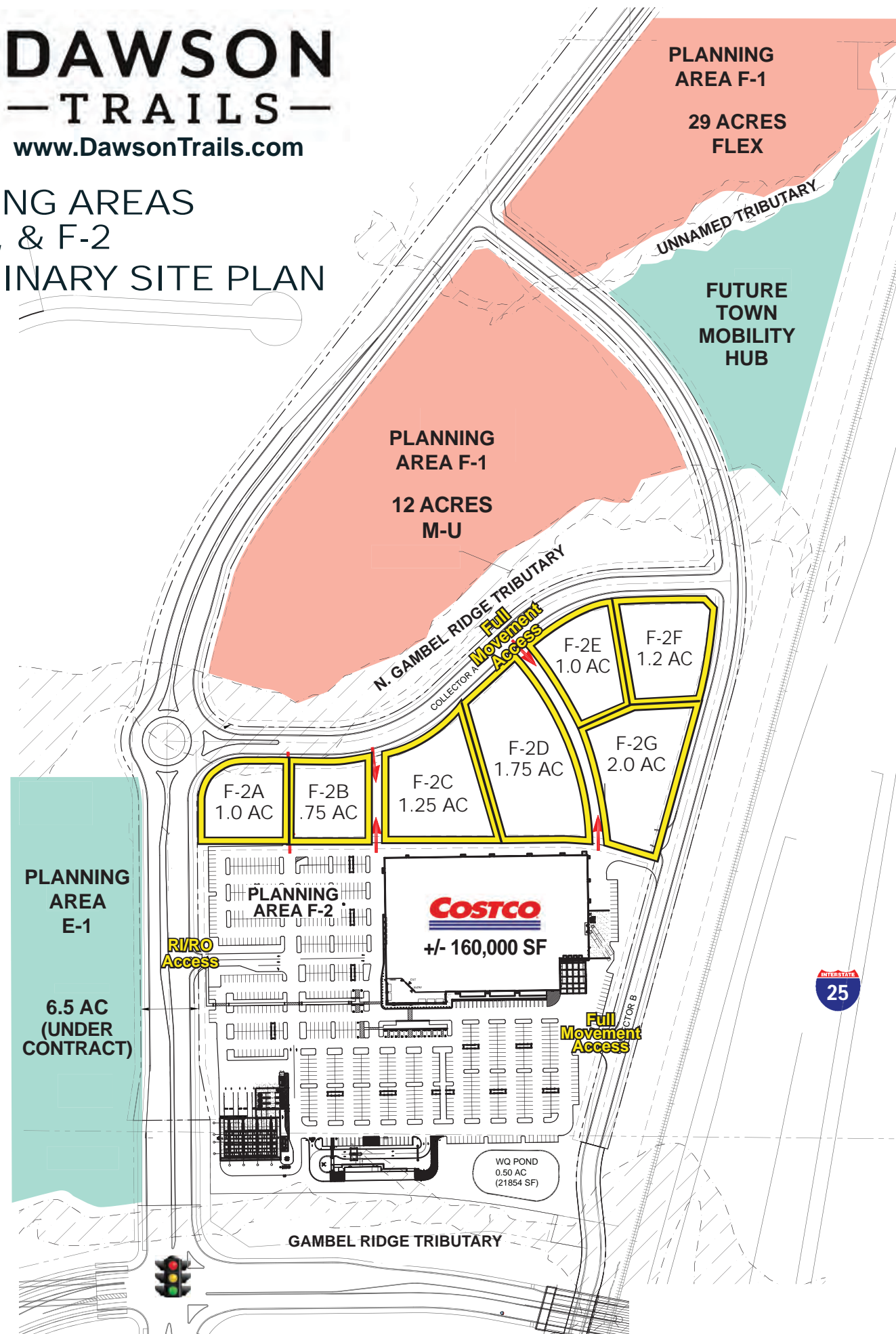
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PLANNING AREAS
E-1, F-1, & F-2
PRELIMINARY SITE PLAN



F-2A	1.0 AC	AVAILABLE
F-2B	.75 AC	AVAILABLE
F-2C	1.25 AC	AVAILABLE
F-2D	1.75 AC	AVAILABLE
F-2E	1.0 AC	AVAILABLE
F-2F	1.2 AC	AVAILABLE
F-2G	2.0 AC	AVAILABLE
E-1	6.5 AC	Under Contract



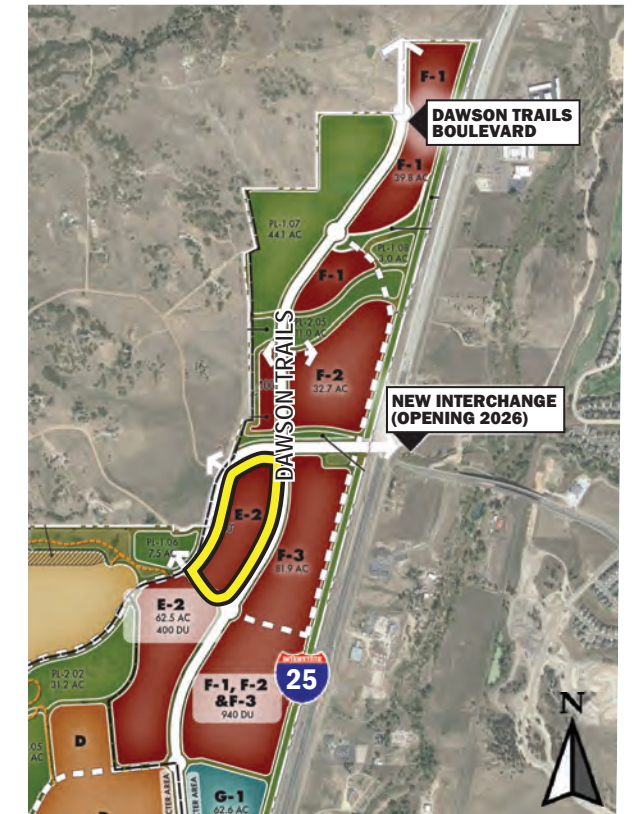
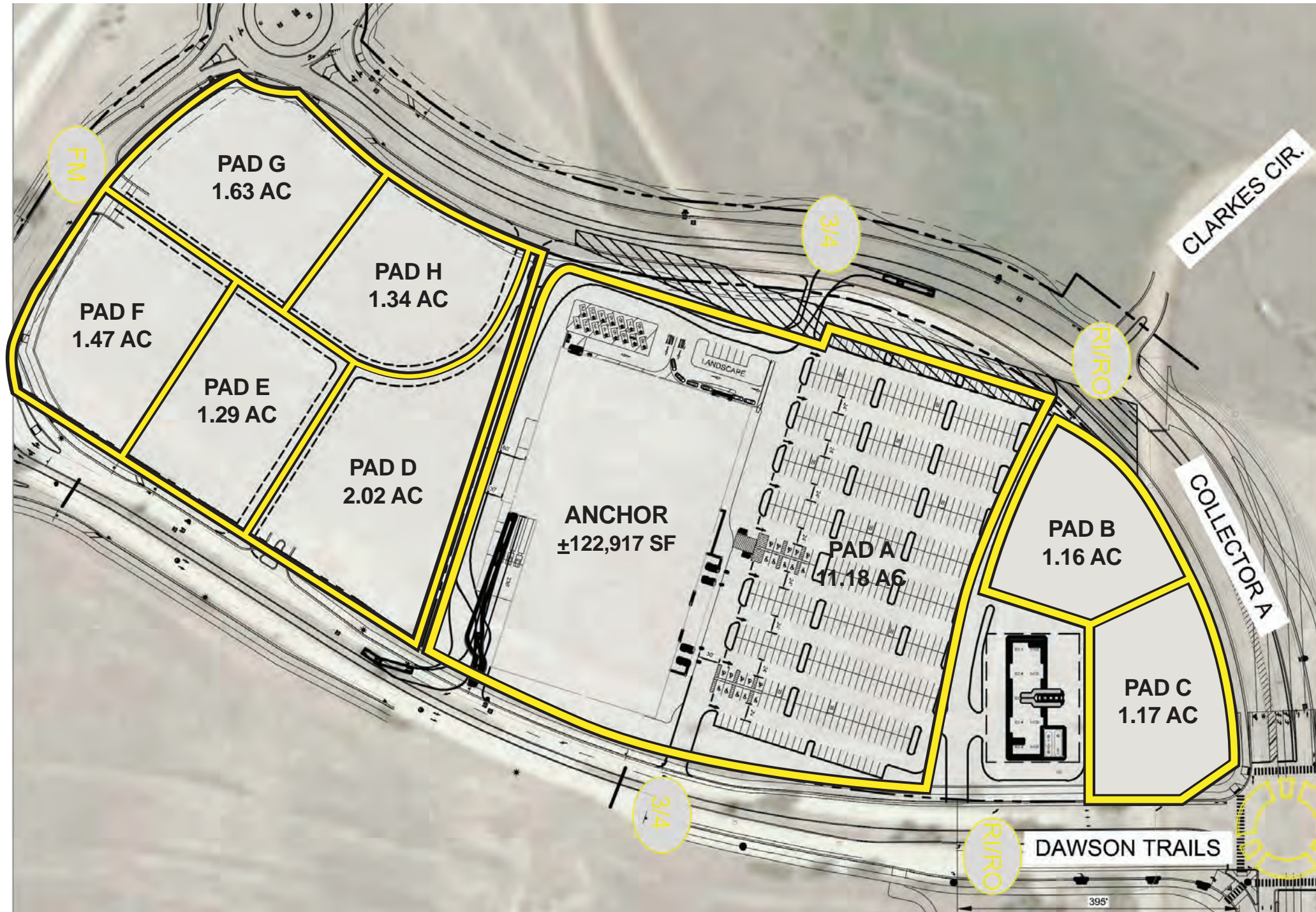
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PLANNING AREA E-2 NORTH
PRELIMINARY SITE PLAN



E-2B	1.16 AC	AVAILABLE
E-2C	1.17 AC	AVAILABLE
E-2D	2.02 AC	AVAILABLE
E-2E	1.29 AC	AVAILABLE
E-2F	1.47 AC	AVAILABLE
E-2G	1.63 AC	AVAILABLE
E-2H	1.34 AC	AVAILABLE



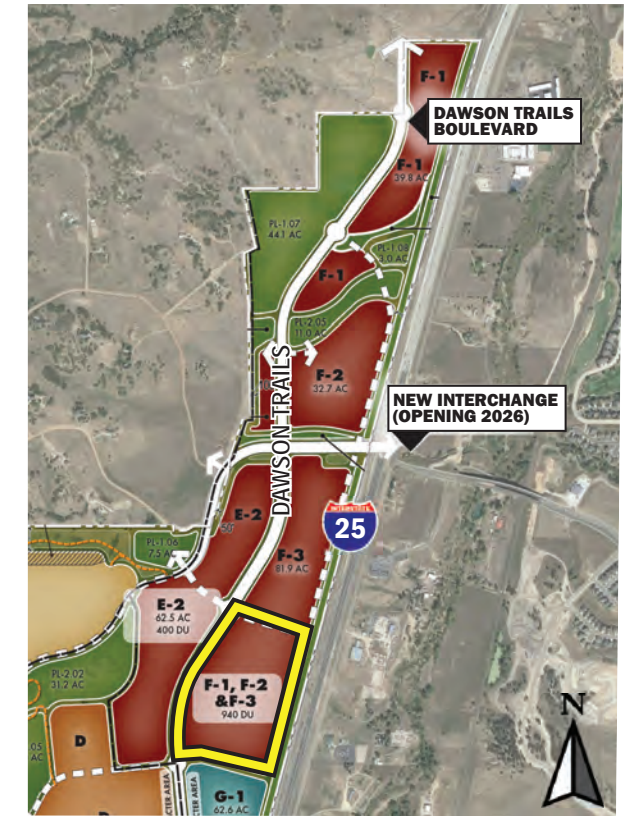
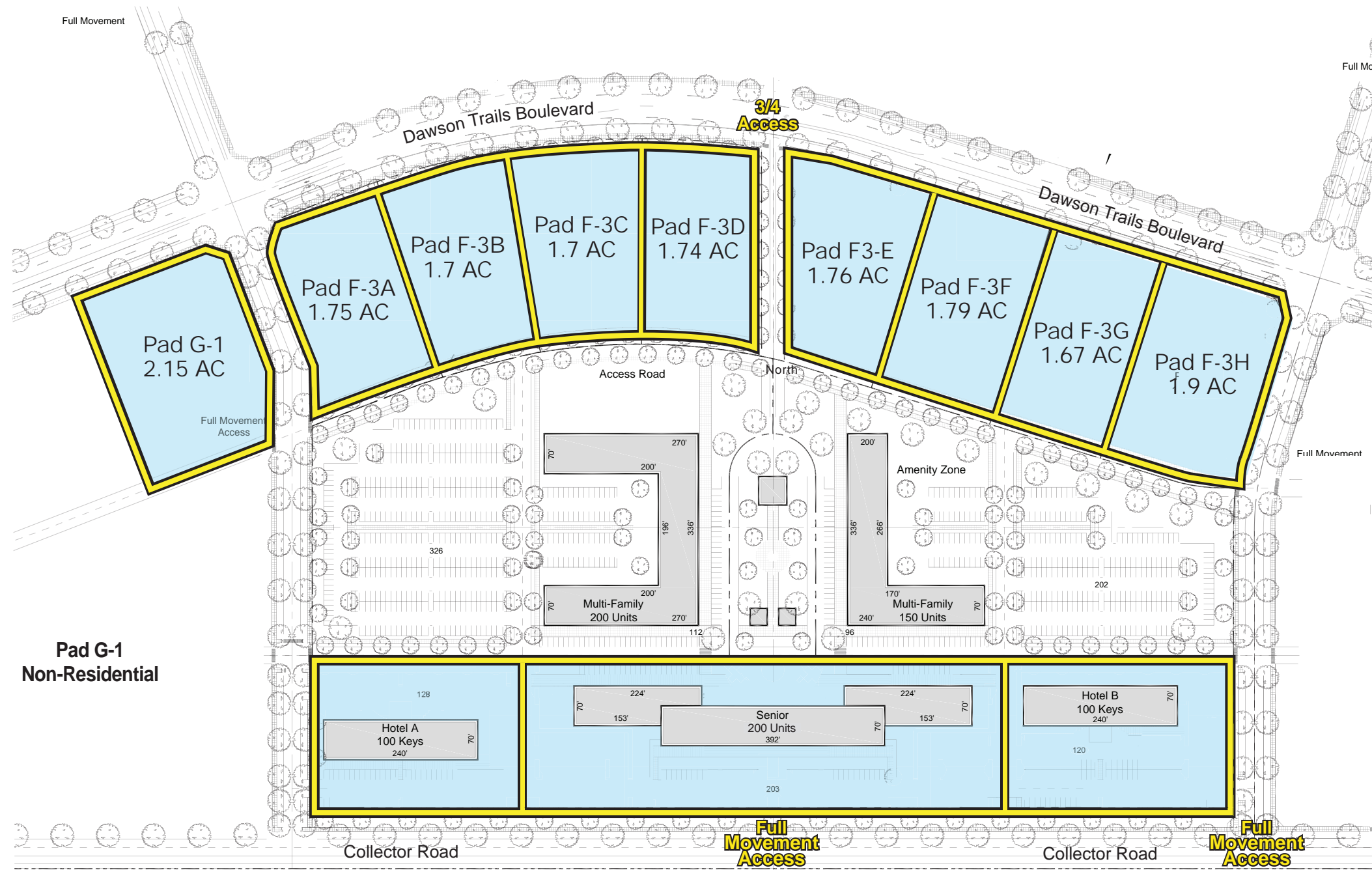
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PLANNING AREA F-3 SOUTH PRELIMINARY SITE PLAN

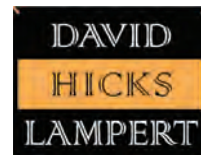


Pad F-3A	1.75 AC	AVAILABLE
Pad F-3B	1.70 AC	AVAILABLE
Pad F-3C	1.70 AC	AVAILABLE
Pad F-3D	1.74 AC	AVAILABLE
Pad F-3E	1.76 AC	AVAILABLE
Pad F-3F	1.79 AC	AVAILABLE
Pad F-3G	1.67 AC	AVAILABLE
Pad F-3H	1.9 AC	AVAILABLE
Pad G-1	2.15 AC	AVAILABLE
Hotel A	TBD	AVAILABLE
Hotel B	TBD	AVAILABLE
Senior Living	TBD	AVAILABLE



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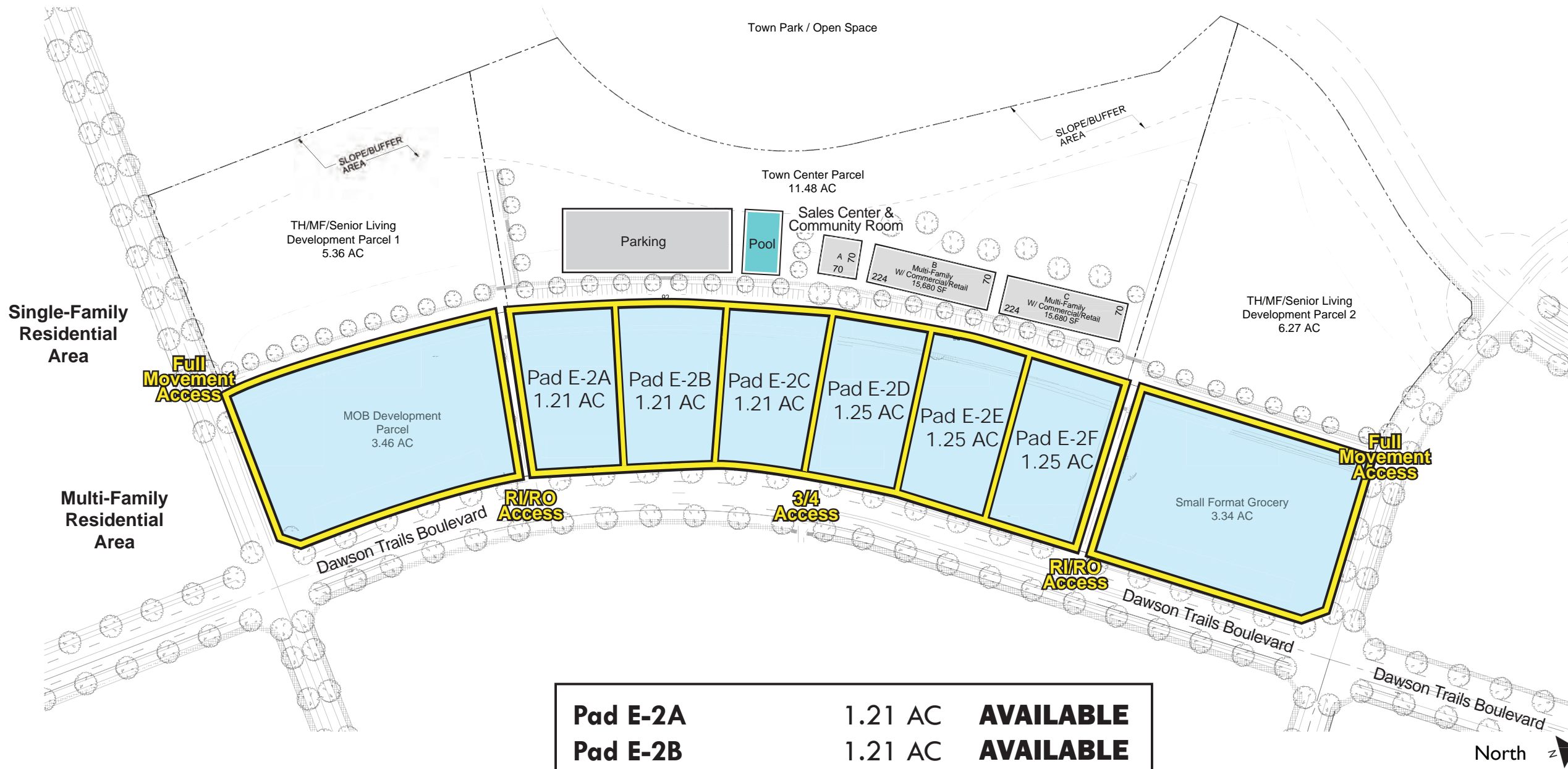


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PLAN NORTH 

PLANNING AREA E-2 SOUTH PRELIMINARY SITE PLAN



Pad E-2A	1.21 AC	AVAILABLE
Pad E-2B	1.21 AC	AVAILABLE
Pad E-2C	1.21 AC	AVAILABLE
Pad E-2D	1.25 AC	AVAILABLE
Pad E-2E	1.25 AC	AVAILABLE
Pad E-2F	1.25 AC	AVAILABLE
Small Format Grocery	3.34 AC	AVAILABLE
MOB Development	3.46 AC	AVAILABLE



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