# THE WEST END DEVELOPMENT SITE

5.29 Acres in the Heart of Colorado's Vail Valley NWC State Hwy 6 & Edwards Spur Rd Edwards, CO 81632



ISSUE DATE: November 1, 2014

DUE DATE: December 1, 2014

PREPARED BY: Scott Crosbie, Rich Hobbs & Sarah Alfano

Crosbie Real Estate Group, LLC

2000 S Colorado Boulevard, Annex Ste 110

Denver, CO 80222 (303) 398-2111





# **CONTENTS**





# **WEST END**Edwards, Colorado

## **EXECUTIVE SUMMARY**

#### **HIGHLIGHTS:**

- Rare large parcel (5.29 acres) of flat land in Colorado's Vail Valley
- Adjacent Eagle River Preserve cannot be developed and therefore the subject property will maintain views of the river and to the north and west.
- · Great visibility from Highway 6 and Edwards Access Road
- · Very high-income demographic
- Dedicated water rights valued at \$633,000

#### **PROJECT LOCATION:**

Located in the Vail Valley - Downtown Edwards, CO - on the northwest corner of State Hwy 6 and Edwards Spur Rd/ Edwards Access Road (next to the Gas House). 5 miles west of Beaver Creek, 14 miles west of Vail, and 22 miles east of the Eagle/Vail airport.

#### SIZE:

5.29 acres

#### **POTENTIAL USES:**

Likely mixed-use development, including some combination of multi-family, inline retail, pads, grocery, and/or hotel.

#### **ENTITLEMENTS & APPROVALS:**

The current PUD for the property allows for 185 residential units and approximately 85,000 SF of retail and commercial space. However, the PUD will need to be amended, which is expected to take approximately 8 to 12 months to complete. This process needs to start in Q1 2015 in order to be completed by the July 2016 deadline imposed by Eagle County. The existing entitlements were finalized in 2007 and anticipated higher density than what will practically be approved in 2015. The existing PUD requires the construction of certain off-site improvements, although it is anticipated that such requirements will be naturally re-visited as part of the amendment process.

The current Eagle County Affordable Housing guidelines approved in 2014 make it likely that a portion of the site will need to be dedicated to deed restricted housing in order to satisfy the commercial mitigation requirements on-site, although fee in lieu and/or off-site housing options are available. For details regarding these guidelines, please refer to the Eagle County Affordable Housing Guidelines: Administrative Procedures. These requirements are subject to change per approval and amendment process.



## MARKET OVERVIEW

#### Edwards, CO

Located in the center of Colorado's Vail Valley, downtown Edwards is an eclectic mix of homes and businesses. Townhomes and condos reside above a bustling area that is filled with cafes, shops, boutiques, galleries, a grocery store, restaurants, a movie theater, and much more. Nestled beside the lovely Eagle River, visitors can enjoy the scenic bike path or relax in a grassy park. Top-tier medical facilities, Colorado Mountain College, Battle Mountain High School, two world-class ski resorts and seven championship golf courses are just minutes away.

It is estimated that one-third of the Vail Valley locals live in Edwards due to its attractive environment, central location and affordability. Edwards is the Vail Valley locals' place to live, work and play. Recently, CDOT completed three new two-lane round-abouts at the Edwards I-70 Exit. In order to keep pace with the influx of new and young families and singles who make-up the Vail Valley's workforce, the Edwards community has had to build four schools (Elementary, Middle and High School + Charter) in the past five years. In addition, Colorado Mountain College has recently expanded their Edwards campus. The overall quality of life and resulting influx of people to this area serve as a strong base for demand of new commercial and residential development.





Eagle County
Economic Snapshot: August 2014
Based on Data Released in October 2014



Economic indicator statistics for August 2014 saw excellent performance. County sales tax collections and real estate activity both saw solid increases.

Although the size of the labor force declined

some in August, the unemployment rate reached the lowest point in nearly five years.

The July Snapshot can be found on the Vail Valley Partnership Website (<a href="www.vailvalleypartnership.com">www.vailvalleypartnership.com</a>). See below for the August economic highlights.



#### **Employment**

In August 2014, Eagle County's unemployment rate decreased to 4.1%, but the number of individuals in the labor force also decreased by 2.5%. The unemployment rate for August is the lowest point since December 2008.

Compared to the same month in prior years, unemployment is down 1.8% from 2013, 3.3% from 2012, and 4.2% from 2011.



#### Sales Tax

Eagle County sales tax collections in August were \$1,024,567, a 3.0% decrease as compared to the previous month, but a 5.4% increase compared to the same month in 2013.

Summer 2014 sales tax collections (June-August) were \$2,782,934, a 4.4% increase as compared to the same period in 2013. Summer 2014 is also the strongest summer collections since the summer of 2008 and is only 4.9% below the high point set in that year.



#### **Real Estate**

Real estate dollar volume for August 2014 was \$114,023,444 and the number of transactions was 162. This represents a 12.5% increase in both dollar volume and number of transactions over the previous month. Dollar volume for August 2014 was also 5.9% higher than for the same month in 2013.

Eagle saw the highest number of transactions with 18, followed by Gypsum with 16, and Avon with 14.

The average transaction price for August 2014 (not including bank sales) was \$721,027 and the median was \$428,500.





# **WEST END**Edwards, Colorado

## MARKET OVERVIEW

Owner and CREG have preliminarily identified the following as potential opportunities for development:

#### Multi-Family:

- Existing product in Eagle County is nearly full (2.4% vacancy as of October 2014), and consists almost exclusively of B/C product targeted at seasonal resort employees and other lower-income households.
- A significant opportunity exists to introduce upscale, Class-A housing for rent that is aimed at upper and middle-income professionals and other year-round residents, for whom suitable rental housing is nonexistent other than a limited amount of "shadow" inventory in the form of condos for rent.
- Also a significant market targeted at front-range residents seeking a second residence in the mountains, without the substantial long-term commitment associated with buying a single family home or condo.
- The high-end of the current rental market is achieving average rents of approximately \$2.00 psf for existing B/C product, suggesting an opportunity for new-build, upscale product to achieve meaningfully higher rents.

#### Suggested Commercial and Retail Uses:

- Grocery
- Sporting Goods
- Urgent Care
- Fast Food
- Drive Thru Coffee / Breakfast
- Bank
- Pharmacy
- Gas / Convenience
- Sit-down
   Restaurant
- Entertainment
- Veterinary
- Medical Office

#### In-line Retail:

Asking rents in the trade area are in the range of \$20 - \$25 psf NNN

#### Hotel:

- · Ideal location for a non-resort hotel
- Nearest "flagged" hotel located approximately 4 miles away in Avon



# **MARKET OVERVIEW**

#### **DEMOGRAPHICS**





≈ 1.63 Million Annual Visitors to Eagle County



On Hwy 6 west of Edwards Access Rd: 12,976 VPD

On Hwy 6 east of Edwards Access Rd: 11,252 VPD



3 Mile 5 Mile 10 Mile 12,047 18,185 24,503





## **ILLUSTRATIVE SITE PLAN**

#### **ILLUSTRATIVE SITE PLAN**

Site plan below is an illustrative mixed-use plan that reflects 90 apartment units on 2.1 acres, a 25,000 SF retail box on 2.1 acres, and a 1 acre retail pad along Hwy 6. This plan cannot be relied upon and is only a concept.



This is a draft proposed site plan and has not been approved by any municipality or authority. This site plan is for demonstrative purposes only and does not reflect any approvals.





Edwards West End Holdings LLC ("Owner") and Crosbie Real Estate Group, LLC (CREG) are pleased to present a unique development opportunity in the heart of Edwards, CO.

The following outlines the basic terms and conditions sought by Owner in connection with a sale of the property.

Owner is soliciting proposals from a select list of respondents that demonstrate the requisite experience and financial capacity.

All respondents will adhere to the terms and conditions contained within this Offering Memorandum and subsequent correspondence and agreements. Owner will determine the finalists of the offering in its sole and absolute discretion. Multiple finalist may be selected and asked to provide additional information.

Respondents will be allowed to tour the site upon two days notice to CREG.

Respondents shall not contact Eagle County regarding the project without Seller's prior written approval.

February 1st, 2015

#### **Timetable**

**Winning Bidder Selected** 

Issue DateNovember 1st, 2014Due DateDecember 1st, 2014Selection of FinalistsDecember 15th, 2014Final Bids/Additional Information DueJanuary 8th, 2015

**Contract Negotiation Period** February 1st to 15th, 2015



Interested parties are requested to provide the following information prior to the Due Date:

#### I. Respondent Qualifications

Summary of Relevant Experience Summary of Financial Capability Team of Consultants Principal Biographies

#### II. Proposed Development Summary

Proposed Uses
Total Square Footage
Parking
Design Standards / Architectural Theme
Development Timeline
Conceptual Site Plan (if available)
Color Renderings (if available)

#### III. Purchase Price & Terms

Purchase Price
Earnest Money
Contract Time Frames (due diligence, etc.)
Any Special Contingencies or Conditions

#### IV. Additional Respondent Responsibilities

- **a.)** The Respondent shall be responsible for obtaining at its sole cost all entitlements, plans, municipal fees, tap fees, connection fees, permits, standard regulatory approvals, approvals for zoning as well as any required engineering and environmental studies.
- **b.)** Respondents may be required to make a presentation to Owner.
- **c.)** Respondents may be asked to respond to follow-up questions and information.
- **d.)** Respondents must review and sign the confidentiality agreement in order to receive access to the electronic data room.









### COMPANY BIO

**Crosbie Real Estate Group, LLC** is an established independent real estate brokerage company based in Denver, Colorado that specializes in *retail real estate brokerage*. Crosbie Real Estate Group is comprised of eight seasoned real estate brokers and a great support staff. While we remain small in size, we also remain nimble, hungry, and committed to our clients. Our portfolio is varied and diverse - our clients range from the largest REITs who need mid box and anchor spaces backfilled, to local landlords who own small centers with 1,200 SF vacancies, as well as selling raw land, pads, existing buildings and bank owned properties. Our tenant portfolio is equally diverse, representing the largest retailers in the world to the smallest mom and pops.

We truly believe that creating an environment favoring our client is an integral component of the process, which sets us apart from the competition. With regard to landlord representation, this philosophy and mind-set equates to generating interest from the most qualified and desired users for the property without consideration of commission or worry of conflict.

Our full-circle market knowledge and extensive involvement in the retail real estate arena allows us to know which retailers are active, what areas they are looking in, and all of the deals that are getting done.

Scott Crosbie, Rich Hobbs and Sarah Alfano will be the marketing team for this project. They are a very well-known and respected retail brokerage team in the Colorado retail real estate community, and are known as *grinders* in the industry. We enjoy a professional, friendly, and good working relationship with the Colorado brokerage community and representatives from active retailers alike. Additionally, our respective backgrounds enable us to critically analyze and evaluate the site, tenant mix, marketing strategy, and the economics of a deal - all factors that are incredibly valuable for the landlord.



# **WEST END**Edwards, Colorado

### DISCLAIMER

#### Disclaimer.

This Offering is not intended as, and does not constitute, a binding obligation for Owner or CREG to proceed with the contemplated transaction nor a commitment to enter into a binding agreement with any party regarding the same, but is merely intended to specify some of the proposed terms and conditions for proceeding with the contemplated transaction. Under no circumstances shall this Offering be construed to include all of the material terms and conditions that would be included in any transaction documents. No party may claim any legal rights against Owner or CREG by reason of responding to this Offering. Furthermore, any costs incurred or action taken by any party in responding to this Offering will be borne by such party at its sole cost and expense. All of the information contained herein is taken from various sources believed to be reliable but should not be relied upon as true or accurate, and neither Owner nor CREG makes any representation or warranties as to the accuracy or completeness thereof. Each party should conduct its own independent investigation of the information set forth in this Offering. Owner and CREG reserve the right to change any of the information contained in this Offering at any time in its sole and absolute discretion. In addition, Owner and/or CREG may modify or terminate this Offering at any time for any reason whatsoever. No party shall be obligated contractually hereunder unless and until mutually satisfactory definitive agreements are fully executed by, and delivered to, all parties.

In compliance with C.R.S. 12-61-808 regarding disclosure requirements, Crosbie Real Estate Group, LLC advises all parties hereto that it is acting as Seller's agent in this transaction. As such Crosbie Real Estate Group, LLC owes duties of trust, loyalty and confidence to Seller only. While Crosbie Real Estate Group, LLC has duty to treat Buyer honestly, Crosbie Real Estate Group, LLC is acting on behalf of the Seller and not the Buyer. PROSPECTIVE BUYER HEREBY ACKNOWLEDGES TIMELY DISCLOSURE BY CROSBIE REAL ESTATE GROUP, LLC THAT IT IS SELLER'S AGENT.



# Client Driven. Retail Focused.



FOR MORE INFORMATION PLEASE CONTACT:

SCOTT CROSBIE 720.287.6869 scrosbie@creginc.com RICH HOBBS 720.287.6865 hobbs@creginc.com SARAH ALFANO 720.287.6870 salfano@creginc.com

303.398.2111 www.creginc.com

2000 S Colorado Blvd Annex Suite 110 Denver, CO 80222

# **ATTACHMENTS**

- 1. Land Survey
- 2. Marketing Brochure



# LEGAL DESCRIPTION

A PACEL OF LAND LOCATED BY THE FAST HAJF OF SECTION 5, TOWNSHIP 5 SOUTH, RANCE 02 WEST PERSONNE THE SYMPHOLINE PARTICULARY. BEFORE PARTICULARY, STATE OF COLORADO, BEHING MORE PARTICULARY. BEFORED AS PELLOAS.

COMMENCING AT THE EAST COURTER CORNER OF SAID SECTION 5 AND CONSIDERING THE MORTH LINE OF THE SUBJECT OR SAID SECTION 5 TO BEAR SOUTH 694332" CAST WITH ALL BEARINGS CONFINED FIREM DEPEN. SELLING THEREOF.

THENCE HORTH 8943'32" WEST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 5, A DISTANCE OF 1370.89 FREET TO THE POINT OF BECONNING.

THE WAS STORN COLVEN, WEST, A DESIGN OF 44.025 FEET TO A FORT ON A CARN'S ON THE PREMISE STORN COLVEN, WEST, A DESIGN OF 44.025 FEET TO A FORT ON A CARN'S ON THE PREMISE WAS A STORN WEST, A CARN'S ON THE WAS A STORN WEST OF THE WAS A STORN WE WAS A STORN THENCE ALONG SAID PROPERTY LINE DESCRIBED IN THE PROPERTY LINE AGREEMENT RECORDED UNDER RECEPTION NO. 200606039, THE POLLOMING FOUR (4) COURSES:

I, SOUTH PATCHE CEST, ADERWADE OF SHIR FETT,
2 SOUTH BATCHES TOST, ADERWADE OF 2012 AND RETE
3 SOUTH BATCHES TOST, ADERWADE OF 2012 AND RETE
4 SOUTH BATCHES TOST, ADERWADE OF 2012 AND RETERMEN RECORDED UNDER RECESTED AND RECORDED.
3 SOUTH BATCHES TO THE RECORDED OF THE EAGLE COMPTY CARRY AND RECORDED.

HENCE ALONG SAID PROPERTY LINE DESCRIBED IN "HE PROPERTY LINE AGREEMENT RECORDED UNDER RECEPTION NO. 20073/521, THE FOLLOWING TWO (2) COURSES:

THENCE SQUTH 87'55'01" EAST, A DISTANCE OF 179.12 FEET,
 THENCE NORTH 87'27'30" EAST, A DISTANCE OF 25.53 FEET,

CONTAINING A CALCULATED AREA OF 230,475 SQUARE FEET OR 5,29 AGRES, MORE OR LESS: THENCE SOUTH 02'01'4" WEST, A DISTANCE OF 3.40 FEET TO THE POINT OF BEGINNING: PARCEL 1 IS NOW KNOWN AS:

LOT 1, THE WEST BUD D.U.D., ACCORDING TO THE PLA! INFRECH RECONDED JULY 14, 2009 A ( RECEPTION IN JULY 1009/405. COUNTY OF FARE, STATE OF COLORADO.

PARRILLY FOR UTLIES AS SET FORTH IN THE EASEMENT RECORDED VOICEMERT 12, 1998 IN BOOK IT ALL ALL SEAL 27, AN IN FECURES OF THE COUNTY OF EACHER, STATE OF CLORANGE OF THE COUNTINGOY SOURDALE E-2)

IN HOUSE VECOCING TO SOURCE SCHOOL OF YOUR THREE TOWNS TO AN TEST, ATTOM GREEN THREE OF YOUR SOURCE WAS TEST, AND TE

ANY PERSON WHO KHOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SIRVEY WOMINEHT OR LOND BEAL-MODI, CR 18.
 AND SO SON TO SIRVEY OF STATUTE

4. THIS PLAT WAS PREDARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTIT(S) NAMED IN THE CESTIFICATE INTOXICATION FOR ENTITICS) WITHOUT AN ECESTIFICATION BY THE SURCEYOR NAMES SAND PERSON(S) OR ENTITIF(S). A THE SHREET DOES NOT CONSTITUTE A THE SEASON INC. LES PRESENTATION PRESENTATION OF THE COMMINEST TO WAY THE SHREET DOES NOT CONSTITUTE A THE SHREET DOES NOT CONSTITUTE AS THE SHREET DOES NOT CONSTITUTE DOES NOT CONSTITUTE AS THE SHREET DOES NOT CONSTITUTE DOES NOT CONSTITUTE AS THE SHREET DOES NOT CONSTITUTE DOES N

6. BASIS OF BEARINGS BEARINGS ARE BASIS ON THE MORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 5, TYTOMHER 9. SYNTH, RANGE 2V STREET OF THE COLORADO. WHICH WAS ASSUMED TO BEAS SOUTH SANGES WHICH WAS ASSUMED TO BEAS SOUTH SANGES.

5. BASED ON A REVIEW OF FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 080051 0240 C, MAP REVISED JANUARY 25, 1983, SUBJECT PROPERTY GOES NOT FALL WITHIN THE 100 YEAR FLOODPLAIN.

7. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, MALIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

DATE OF FIELD WORK FOR THIS UPDATE WAS DECEMBER 12, 2011.

UTILITY LOCATIONS WERE DERIVED FROM OBSERVED SURFACE EVIDEN

10. THE DEED RECORDED IN BOOK 485 AT PAGE 725 ESTABLISHES THE MORPHERLY FONCE LINE AS THE BOUNDARY MACREMENT BETWEEN THE WESTERLY ADJOINENT TO THE SUBJACCY PARCEL AND THE MOSTHERLY ADJOINENT TO THE SUBJACCY PARCEL AND THE MOSTHERLY ADJOINENT. 11. NE COZNOSTI RECORDO IN BOXIN, SAD AT CHE 42T CHEMICA RESIDING THAN UNITHE KERNELLI IN THE CONTROL OF THE PER CONTROL OF THE CONTROL OF T Louency, the preparation of the Wast Bod Pub. Table Pay, Lock (Exceptions of Refer Reparation ) of winching that Corpline of the Last Exception Recording as bod egg at 1 ping; 96 Links When He Stacci than the an a common and committee of the Corpline Cast of the Corpline Exception NRCHER. The doubtest to the Especial Property, the This Committee of the Corpline Exception NRCHER. The doubtest to the Especial Property of this Committee of the Corpline Exception of the Corpline Cast of the Cast of the Corpline Cast of the Cast

# LAND ACSM

LOT 1, THE WEST END P.U.D. SITUATED IN THE EAST HALF OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 82 WEST OF THE SIXTH PRINCIPAL MERIDIAN COUNTY OF EAGLE, STATE OF COLORADO SHEET 1 OF 2

# SCHEDULE B2 TITLE COMMITMENT NOTES

BASED ON A REMEW OF THE TITLE COMMITTIENT AS NOTED HEREON, THE FOLLOWING SOMEDIME B-2 EXCEPTIONS ARE NOTED WITH SIRVEYOR COMMENTS IN AN DODRHON I, ANY HOTS, RIGHTS, RICHTS, OR CLAME, WHICH JAE NOT SHOWN OF THE PUBLIC RECORDS, BUT WHICH COULD BE ASSENTANCE BY AN THE PUBLIC OF THE LOWER THOUGH WE WENT THE STREET OF THE S

WORPHON & EXSENEYTS, OR CLAMS OF EASDIENTS, NOT SHOWN BY THE PUBLIC RECORDS. NO ABBITTOMAL INPUMATION WAS PROVIDED TO THE SORVETON OF RECORD.

SKORPHON 2. DISCREPANCES, COMPLETS IN BICHOLAY LINES, SHOKTACE IN AREA, ENRORANENTS, AND ANY FACTS WHICH A CORROCT SURVEY AND INSPECTION OF THE LIAID HOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE CHAID HOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE UDBLIC RECORDS, THES SURVEY SARVES TO SATISTY THIS SURVEYION. ENCEPTON 4. WY LEN, CR SHOTT D. A. LEN, FOR SERVICES, LAGOR OR NATERAL, THERETOFFOR CR HEREAFER FURNISHED, IMPOSED BY LAW AND NOT SHOWN IN THE PUBLIC RECORDS. ANY A SURVEY MATTER.

DOBPINA B. LIRATBATTO MANIG CLAMS, RESERVATONS ON FAISHTS OR N. AC'S AUTHORIZAG THE SISJAMSE THEREOF. CARROLL & PROCESS ASSIMILAS AND RESPONSIBILITY DAY AUTHORIZAGES, RESERVATIONS OR NATER REGISTES AND AND STAR STORNES OF RESPONSIBILITY DAY AUTHORIZAGES, RESERVATIONS OR NATER REGISTS OF THE SIGNACT PROFESSET. EXCEPTION BE ANY AND ALL UNPAID TAXES, ASSESSMENTS AND UNREDEEMED TAX SALES. NOT A SURVEY MAITER.

ROCKIAN PER ELEC CONTRACT ACRECIANS, ROMANNES, GREADING MAN OFFICENTES, SEE TERM IN THE ACREBIAN SECREDO NOCIMENT SE 1949 SEE LOCKIAN PER PROPERTIES IN CONTRACT DE LOCKIAN OF THE MAN OFFICENT SEE THE PROPERTIES IN THE SEE LOCKIAN OF THE MALLIAN OF THE PROPERTIES IN THE SEE THE MAN OFFICENT SEE THE SEE TH DOCROPIO, A DER NA MA MANTE GREEK DETERS NA DETERMINE DEL SENET DO ABOLT DE MESTES AND ENES SET CONTENT NA CED RECOGNO MOSETA, 19 GREEK DE PRESENTATION DE SOUTH AND PROGRAMMENT OF ABOLT WITH HER MET DETERMINE THE NAME DEFENTATION OF ABOLT SET AND ENEST OF HER MANTE THE SAME DEFENTATION OF ABOLT SET OF ABOTT SET OF ABOLT SET OF ABOLT SET OF ABOLT SET OF ABOLT SET OF ABOTT SET OF ABOLT SET OF ABOTT SET OF ABOTT SET OF ABOLT SET OF ABOTT SET OF A

EXCEPTION OF TENS, CONDITIONS, PROVISONS, CASCALISMAS, ENCEMBITS AS SET FORTH IN THE RIGHT OF WAY EASTWATT RECORDED MOVEMERS. 5, 1982 IN BOOK 146 AT PAGE 417, AS SHIPMA, SEE NOTE NO. 11

EXCEPTION II. ANY TAX, URI, FEE OR ASSYSSAINT BY REASHN OF MICLIGEN PROPERTY IN THE UPPER EAGLE VALLEY CONSOLIDATED SANITATION DISTRICT, AS ENDENGED BY INSTRUMENT RECORDED OCTOBER 8, 1907 IN BOOM 671 AT PAGE 723. AFFIECTS SUBJECT PROPERTY, NOT PLOTIFIBLE. EXCEPTION ID, TERMS, CONDITIONS, PROLICENTORS, EASEMENTS AND AGREEMENTS AS RET FORTH IN THE HILLY CROSS ELECTRIC ASSOCIATION, INC. RIGHT OF WAY EASEMENT RECORDED NOTONIGERS, 5, 1982 IN BOOK 593 AT FACES 557 AND 558, AS SADIKK. EKCEPTON 12. TERNS, CONSTITUOS, SPOUSDONS, CELICATIONS, EXESSIONS AND AGREDARMS AS SET FORTH IN "HE RESIGNATION HO, 95—120 RECORDED SEPTIMBER 19, 1895 IN BOOK 676 AT PAGE 382. APPROPYS SUBJECT, PROPERTY, NOT PLOTTABLE.

EXCEPTION 14: LETTER FROW ALPINE ENGINEERING, INC. DATED AUDUST 20, 1986 AND RECORDED SEPTEMBER 11, 1986 IN BOCK 705 AT PAGE 2. APPROTESSUREST PROPERTY, NOT PLOTYBELS. EXCEPTION 13: TEXAS, CONDITIONS, PROVISIONS, COLIGATIONS, EASEMENTS AND ACREDIMENTS AS SET FORTH IN THE RULE AND ORDER PRECIDED JULY 17, BOOK 669 AT PAGE 886. AS SHOWN, SEE NOTE 12.

EXECUTION WE THE RIGHT OF A PROPRIETIES OF A VEN OR LODE TO EXENACE AND RESUME. HIS ONE THERETHEN SHOULD THE SAME BE FOUND TO EXPRETATE TREDUCED MARCH II, 1997 IN BOOK 720 AT PAGE 25 AT P DICEPTION IS. TEAS, CONSTIONS, PROVISIONS, DELICATIONS, EASEMENTS AND AGREEDMENTS AS SET FORTH IN THE EASEMENT RECORDED INFORMER T2, 1986 BODY. THI AT PASE 1777, AS SERVIN.

ORGENIA DE RESPONSIBILITY FOR MINNO CLAINS OR RESERVATIONS. CARROIL & LANGE-MAHHARD AND THE SURVEYOR OF MEXORD, ASSUMES NO RESPONSIBILITY FOR MINNO CLAINS OR RESERVATIONS. ON THE SUBJECT PROFERTY. EKCENTON TO, YEAUS, CONDITIONED, AGRECIABITS, PROMISIONS, DELIGATIONS AND AGRECIABITS AS SET FORTH IN THE PROPERTY LINE, AGRESMANT RECURBED. AS SUPPORT ON NO. 200606038, AS SHOWN.

ECORDENION NO. TONGIGOUS, AGRECIANTS, PROVISIONS, OBLIGATIONS AND AGREDMENTS AS SET FORTH IN THE PROPERTY INE AGRESMENT RECORDED. JAKLARY 16, 2007 AT RECEPTION NO. 2007CLODO, AS SEDIFA. EKKEPTON 20. TENS, CONDITIONS, AGREDMENTS, PROVISIONS, COLIGATIONS, AND AGREDMENTS AS SET FORTH IN THE RESOLUTION NO. 2007—108 RECORDED NO. 2007 AT RECEPTION NO. 200730298. APPECTS SCILLED, PROPERTY, NOT PLOTYABLE. EXCEPTION IS: ANY TAX, ITEM, FEE OR ASSESSMENT BY REASON OF MICLUSION OF SUBJECT PROPERTY IN THE EAGLE RIVER WATER & SAN TATION DISTRICT ENCENCED BY INSTRUMENT RECORDED AUGUST 15, 2007 AT RECEPTION NG. 20072/1701. AFRICES SUBJECT PROPERTY, NOT PLOTTABLE.

ZECKORPTON Z.R. IRMS. CONGITURAS, PROVISIONS, DBLIGATONS, EASTWENTS AND ARREGUENTS AS SET FORTH IN THE WEST END TEAPORARY ADDESS AGREEMENT RECORDED NOVEMBER 19, 2008 AT RECEPTION NO. 200824773. AGREEMENT EXPIRED NOVEMBER 19, 2008-NOT PLOTTED. KKOEPRON 22. TEMIS, CONDITIGNS, PROMISIUNS, BELIGNIONS, EASEMENTS AND AGREEMENTS AS SET FORTH IN THE PLANNED SIGN PROGRAM SIGN CRITERIA REQUIREMENTS FOR THE WEST END PUD RECERDED JUNE 4, 2008 200811783. AFPECTS SUBJECT PROMINITY, NOT PLOTTABLE. ZKEPNON ZI: TENIS, CONDITONS, PROMESONS, OBLIANTONS, EASDADNIS AND AGREEMENTS AS SET FORTH IN THE PROPERTY LING AGREEMENT RECONDED DECIDINGS 4, 2007 AT RECOPTION NO. 200731521, AS SHOWN.

EKORPTON 24: TEMS, CONDITIONS, PROVISIONS, DIBLIGATONS, EAST-BUTS AND ADRESHIENTS AS STI FORTH IN THE WEST END EAGLE RIVER PRESERVE, ACCESS AGRESMENT RECENTED MODELBERT 39, 2008 AT RECEPTION AC. 20086ATTA, AS SHOWTA. NOTE, FIRST ANENOMENT TO WEST END TEAPORARY ACCESS AGREEMENT RECOMOED DECEMBER 3, 2008 AM \*\* ECCEPTION NO. 200928873. AGREEMENT EXPIRED NOVEMBER 30, 2010-ANY FLATTER.

EXEMPTION AS, EXEMENTS, HOTES, CONDIANTS, RESPECTIONS AND RIGHTS—CF-WAY AS SHOWN ON THE PLAT OF THE WEST BND PLUD, RECORDED JULY 14, 2009 AT RECORDION NO, AT RECORDION NO, 2009-4955, AS SHOWN NOTE, FROT ALEMANDIT TO REST END EAGE FREE PRESENTE ACCESS ARESAUR FECREDOR FOR ALEMENTAN NO. ZUCHSAYZ THE FIRST AMENDARIAN, MINICI ESTROSPO THE THIS LAUTING OF THE THY PROBABLY ALEMANDEN OF BOTH SIDES OF THE PSPULAKENT EAGEBART THEORIES AT RECEPTION NO. 2008/1791 (ABOVE), STATINGS OF WORKENEN SID, 2010 NOT SIDEN.

ENCEPTION 26: TENS, AGEDIENTS, RRONSONS, CROUTIONS AND ORGANITORS AS CONTAINED IN SUBDIVISION AND OFF-SITE IMPROVEMENTS AGREEDIENT FOR WEST BIO BENELOPAGNE AND ARMY 18, 2011 AT RECEPTION NO. 201706337. AFFECTS STRAIGT PROPERTY, NOT PLOTABLE. EXCEPTION 27: ANY EXISTING LEASES OR TENANCIES. NOT A SURVEY MATTER.



AREA DE CONCERN NO. 1. THERE ARE LANDSCAPE MATERIALS LOCATED ON THE SUBJECT PROPERTY BEFORE YOUR WESTERLY PROPERTY LINE AND THE PROPERTY OF DEPTY OF THE WESTERLY JANUACH PROPERTY OWNER. AREAS OF CONCERN:
THE FOLLOWING MATTERS WHICH
THE SHEWY, CARROLL & LANGETHE SHEWY, CARROLL & LANGETHE SHEWY CARROLL & LANGETHE SHEW TOR REPRESENT THAT
BUT THE FOLLOWING COMMENTS OF SHEWES.

AREA OF CONCERN NO. 3. THE ACCESS DRIVE AT THE SOUTHWESTERLY CORNER OF THE SUBJECT PROPERTY AND THE PROPERTY AND THE SUBJECT PROPERTY AND THE MAJACENY PARCEL TO THE WISST. AREA DE CONCERN NO, 4. THERE IS AN EXISTING OVERHEAD UTILITY LINE, CROSSING THE PROPERTY, AS, THE CONCERN CARROLL & LANGEL-MARKHAD CONSULING LIC WAS NOT PROVIDED. WITH AND DID NOT RESEARCH ANY DOCUMENTS OF PASSINETS ALLOWING THIS USE. AREA OF CONCERN NO. 2: PROPERTY LINES AND FENCE ARE NOT CONGRUENT.

# TO EDWARDS WEST END HOLDHOS LLC, AN ILLINGS LIMPED LIABILITY COMPANY: TO QUALITY PROPRETES ASSET MANAGABET COMPANY, AN ILLINGS COPPORATION: TO WHI REAL ESTATE PARTIETS, LLC AND TO BEST AMERICAN TIFE INSLANCE COMPANY COPPORATION: TO WHI REAL ESTATE PARTIETS, LLC AND TO BEST AMERICAN TIFE INSLANCE COMPANY SURVEYOR'S CERTIFICATE

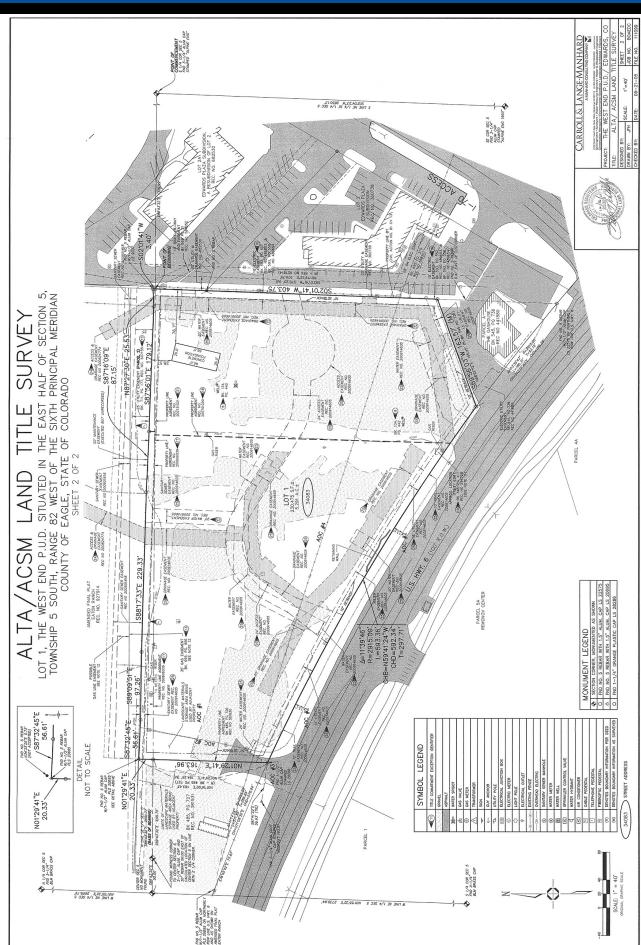
HAS ST OCCENTE THAT HAS USE OF PLATA AND HES SENCE OWNED IT IS DESCRIBED WRITE AND BY ACCORDANCE WHITH HE STOTI WINNERS STANDING THAT AND STONING SAME AND THAT STANDING THE STRANDING THAT AND SOUTHER STANDING THE STRANDING THE STANDING WAS COMPETED ON USCRAEGE 12, 2013. 4, 7(A). DATE OF PLAT OR MAP LEGEN SECUL 16

WILMA F. HESSIENCH - R. P. P. S. NO. 2389
FOR AND ON BEAUL OF
CARROL & LANGE-JAMMARD CONSULTING LLC
DATE.



PREPARED WITH FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-517880-CHI2 DATED NOVEMBER 22, 2011 AT 5:00 P.M., REVISED 12/16/2011	CAUDOLI S. LANCE AAANITADD		a Paragraph Character Character 1977	というない しんこうじょうしょ 対し 人をある (はない) ないない こうかい こうかい 一般 はいん 東京 (1) こうかん	Secondary Congress for comment Steriless humbers for design figures.	PROJECT: THE WEST END P.U.D. / EDWARDS, CO	VINDING THE CISE LAND ALLS	HICE SOLVEI	DESIGNED BY: Sect 1 OF 2	DRAWN BY SIME NAME NA
ΕÃ	Н			Г	۲	Ī	۲.	Ľ	Ē	H
Ϋ́Ž	4	a	2	-	F	7	7	Ŧ	-	-
黑崖	12:16.11	=	3	100	3	28	3	2/17/08 JPH	9	8
₹ à	12.16	12.12	92/22/08	12/80	3/15,	3/31/	2/24/0	2/17	2/10	2
PARED WITH FIRST NCS-517880-CHI2	MEW THEE COMMINSORT	6 HESSEN TO SURVEY & TITLE COM 12:12:19	UNDARE THE COM 12/28/07	DESARRO TOLE COM BOALOT DESCRIP	THE DOLLAR STATE COM - 25 3/15/06 WITH	MILE BOY (CVE SHERWING YOU CAN SHERWING	SEVERD BROY PER CUENT	CONSTITUTED APEA	2 NEV US. S. N. BROY PER AGET 2/10/06 JPH	HER BOOK THE UPDATE TO COM BRIDGE
품양	٥	0	30	-	9	40	+	-	2	-







# **EDWARDS RETAIL**

NWC HIGHWAY 6 AND EDWARDS ACCESS RD, EDWARDS, CO



SCOTT CROSBIE

D: 720-287-6869 C: 303-881-2211

SCROSBIE@CREGINC.COM

#### **RICH HOBBS**

D: 720-287-6865

c: 303-594-4043

HOBBS@CREGINC.COM

#### SARAH ALFANO

D: 720-287-6871

c: 303-263-5362

SALFANO@CREGINC.COM



#### PROPERTY OVERVIEW:

- ♦ 5.29 Acre Site
- ♦ Uses: Multi-Family, Mixed-Use, Retail, Medical

#### **FEATURES:**

- Located in the heart of Edwards at the busiest intersection in the town
- ♦ Rare large parcel opportunity in the center of Edwards only a ½ mile from I-70
- Access and visibility from Highway 6
- ♦ Zoning: PUD
- Backs up to open space
- ♦ 5 Miles from Beaver Creek/Avon, 14 Miles from Vail

# **EDWARDS RETAIL**

NWC HIGHWAY 6 AND EDWARDS ACCESS RD, EDWARDS, CO



#### **DEMOGRAPHICS**









		AVG.	HH INCOME
<b>#</b>	3 Mile:	5 Mile:	10 Mile:
T T	\$104,358	\$93,939	\$96,517
11			



SCOTT CROSBIE

D: 720-287-6869

c: 303-881-2211

SCROSBIE@CREGINC.COM

**RICH HOBBS** 

D: 720-287-6865

c: 303-594-4043

HOBBS@CREGINC.COM

SARAH ALFANO

D: 720-287-6871

c: 303-263-5362

SALFANO@CREGINC.COM

