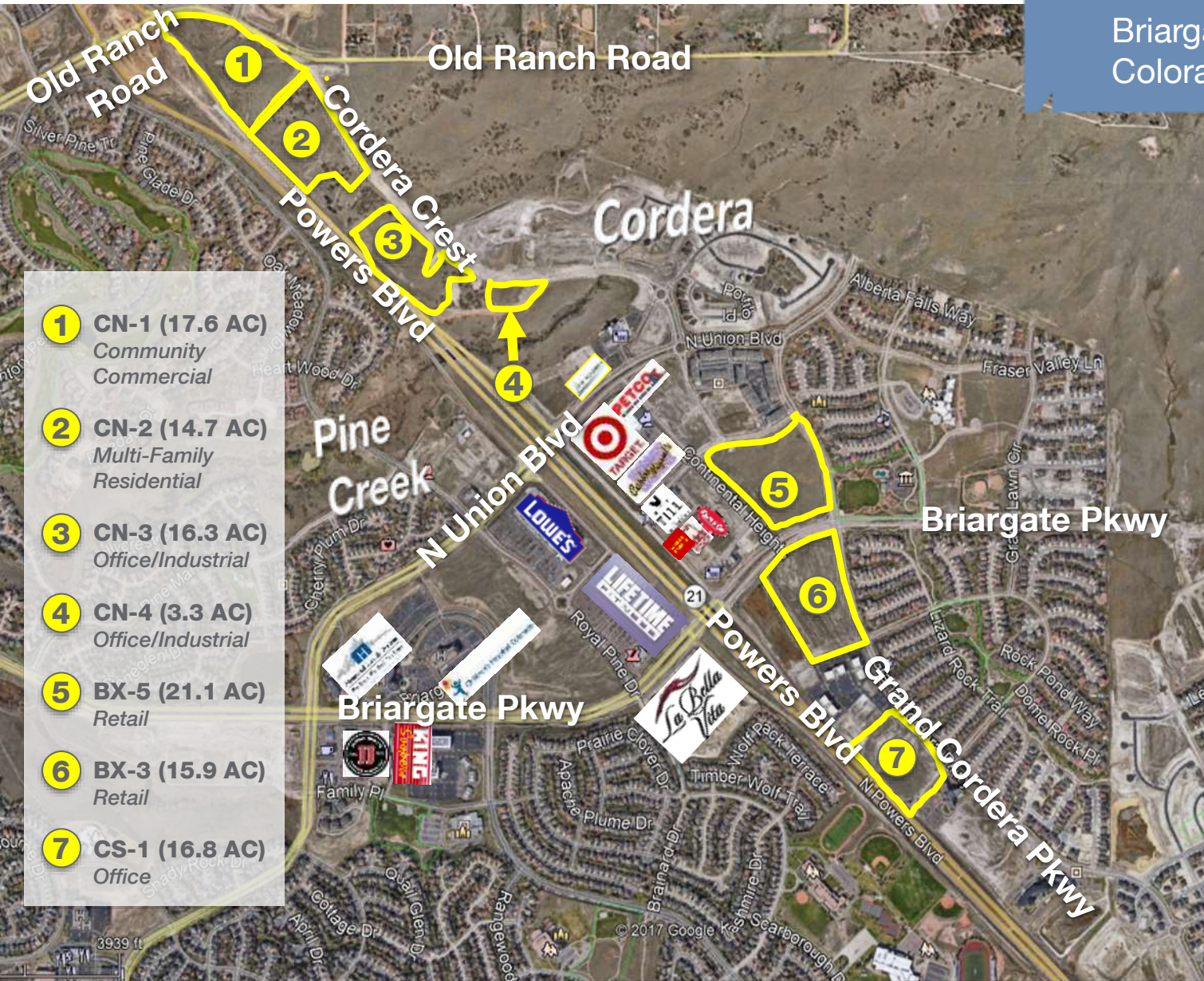


Call Brokers For Pricing Information

Office/Retail Land for Sale Briargate Crossing East

Briargate Pkwy & Powers Blvd
Colorado Springs, CO 80920

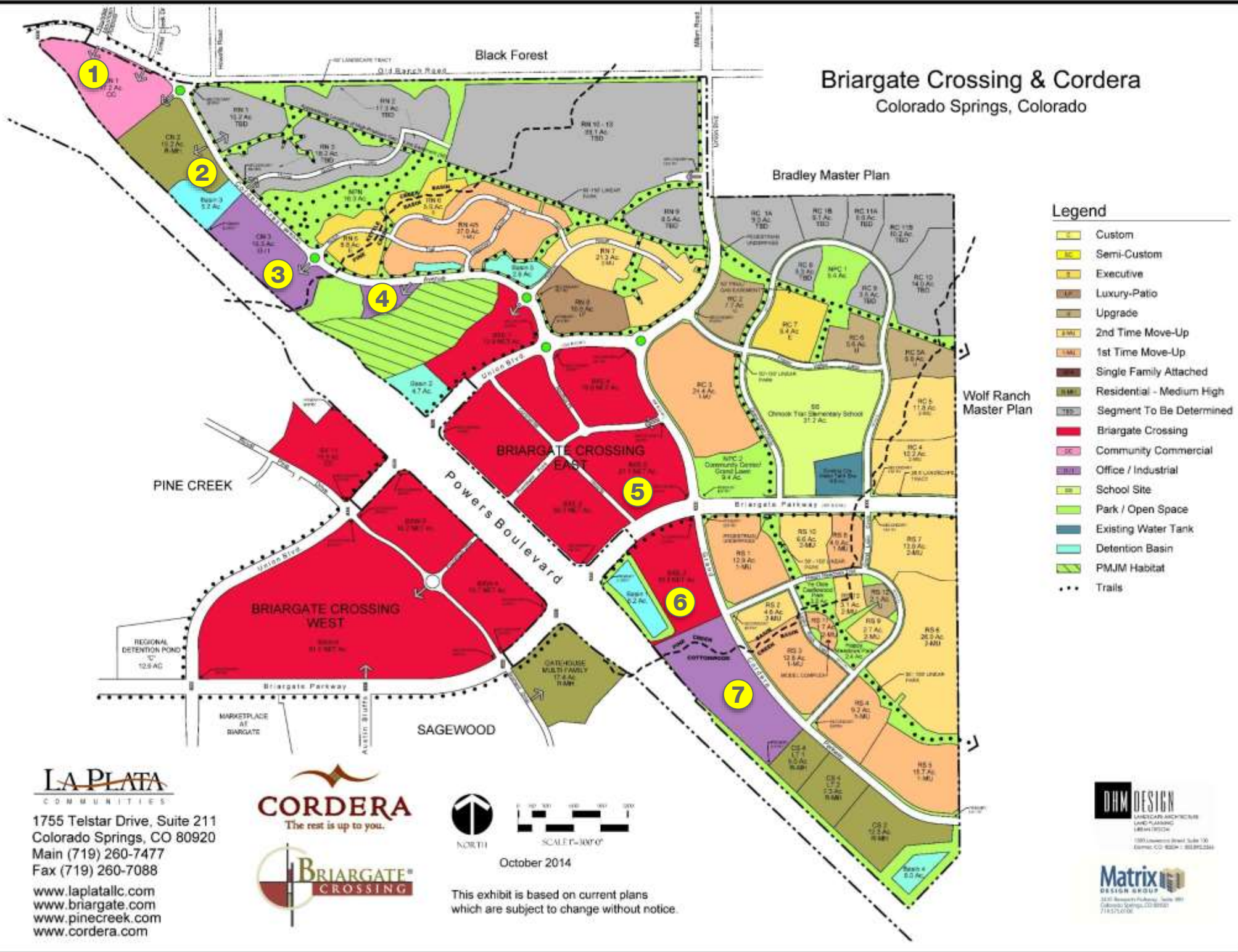


- 1** CN-1 (17.6 AC)
Community Commercial
- 2** CN-2 (14.7 AC)
Multi-Family Residential
- 3** CN-3 (16.3 AC)
Office/Industrial
- 4** CN-4 (3.3 AC)
Office/Industrial
- 5** BX-5 (21.1 AC)
Retail
- 6** BX-3 (15.9 AC)
Retail
- 7** CS-1 (16.8 AC)
Office

- High traffic counts on Powers Blvd - 40,000+ VPD
- Shadow-anchored by Super Target
- Signalized intersections
- Mountain views
- Benefits from proximity to Lowe's, Super Target, Memorial Hospital North, Children's Hospital Colorado, King Soopers, Lifetime Fitness, Till, Petco & many other area retailers!
- Excellent visibility & access from Powers Blvd
- Many possible uses including retail, office & medical office
- Great opportunity to gain market share in underserved but growing market

Briargate Crossing & Cordera

Colorado Springs, Colorado



- ### Legend
- Custom
 - Semi-Custom
 - Executive
 - Luxury-Patio
 - Upgrade
 - 2nd Time Move-Up
 - 1st Time Move-Up
 - Single Family Attached
 - Residential - Medium High
 - Segment To Be Determined
 - Briargate Crossing
 - Community Commercial
 - Office / Industrial
 - School Site
 - Park / Open Space
 - Existing Water Tank
 - Detention Basin
 - PMJM Habitat
 - Trails

LA PLATA
COMMUNITIES

1755 Telstar Drive, Suite 211
Colorado Springs, CO 80920
Main (719) 260-7477
Fax (719) 260-7088

www.laplataillc.com
www.briargate.com
www.pinecreek.com
www.cordera.com

CORDERA
The rest is up to you.

BRIARGATE
CROSSING



October 2014

This exhibit is based on current plans which are subject to change without notice.

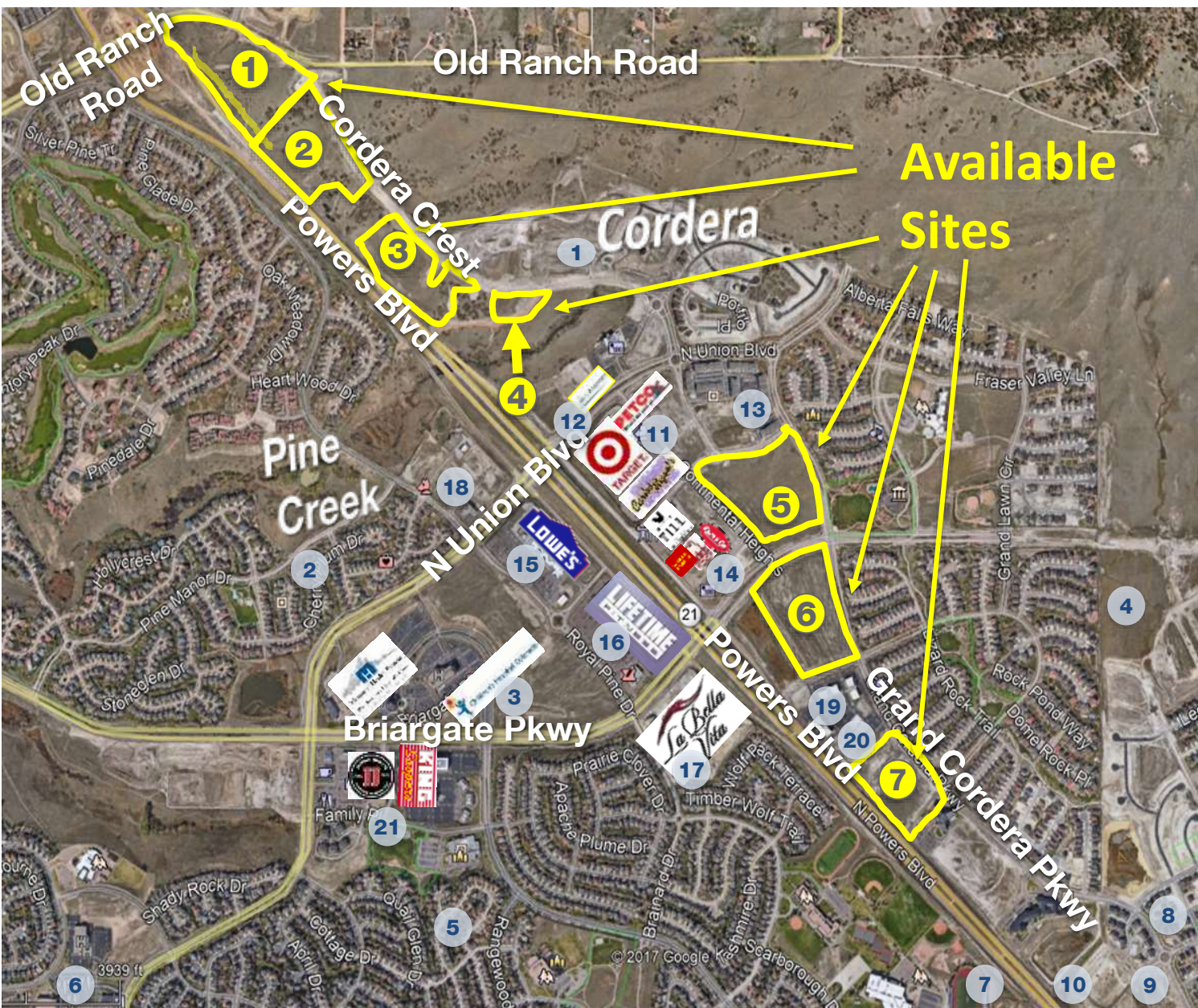
DM DESIGN
LANDSCAPE ARCHITECTURE
LAND PLANNING
LAW OFFICES

1000 University Blvd, Suite 100
Colorado Springs, CO 80904 • 719.575.0000

Matrix
DESIGN GROUP

2200 Research Parkway, Suite 800
Colorado Springs, CO 80907
719.575.0000

COMPANIES / DEVELOPMENTS



Market Profile (1-Mile Radius)

- Average home value of \$478,462
- Highly educated workforce – 65% have earned a Bachelor's, Graduate or Professional degree
- Stable housing - 91% owner-occupied households
- Median Household Income \$124,961
- Average per capita income of \$47,415 compared to Colorado Springs' average of \$38,703

Aerial Legend

- | | |
|-------------------------------|--|
| 1. Cordera | 14. Retail/Restaurants – Wells Fargo, Arby's, Till Kitchen, Carlos Miguel's, Sally Beauty Supply |
| 2. Pine Creek | 15. Lowe's |
| 3. Memorial Hospital North | 16. Lifetime Fitness & Walgreens |
| 4. Wolf Ranch | 17. La Bella Vita Apartments (Under Construction) |
| 5. Briargate | 18. Pine Creek Vet |
| 6. Woodmen Plaza | 19. Powers Office Park |
| 7. Powers Center | 20. Bonaventure Senior Living |
| 8. Cumbre Vista | 21. Marketplace at Briargate – King Soopers, TCF, Starbucks, Papa Murphy, Comfort Family Dentistry |
| 9. Cedarwood | |
| 10. St Francis Medical Center | |
| 11. SuperTarget & Petco | |
| 12. Air Academy Credit Union | |
| 13. Vue 21 Apartments | |

ABOUT BRIARGATE



Over twenty years ago, the owners of this land stood here looking at the Rocky Mountains and had the vision of creating a community where quality of life comes first. They envisioned a safe, pleasant, family-oriented community that offers top quality housing, the most progressive education available, easy access to recreational opportunities, numerous retail, professional, medical and family entertainment centers and employment all within a short walk or drive.

The Briargate Vision

Briargate has become one of largest and fastest growing areas in Colorado Springs, encompassing more than 9,600 acres and establishing itself as one of the most popular residential areas in our community.

Since 1995, both Briargate and Pine Creek were brought to fruition through the Master Planned Community Developer, La Plata Communities. Pine Creek was the first community in Colorado Springs to require builders to design and build their new homes in accordance with strict design guidelines and distinct architectural styles, including Prairie, Craftsman, European Cottage and Spanish Eclectic.

Briargate welcomed another amenity rich residential community in 2006 with the opening of Cordera.

Cordera truly epitomizes the Colorado Springs lifestyle with spectacular views of the Black Forest and Pikes Peak and equally spectacular homes from Colorado's finest homebuilders. There is also an extensive 4.5 mile inter-linking trail system, three wonderfully-themed neighborhood parks, and an amenity-packed Community Center that features a pool and splash area. Plus, Cordera is near The Promenade Shops at Briargate and within the highly-acclaimed Academy School District 20.

In addition to Cordera, the newest community in Briargate is North Fork at Briargate, which offers beautiful homes in School District 20 with starting prices in the upper \$200s.

In addition to the residential communities, La Plata also developed the Briargate Business Campus and Briargate Crossing Commercial areas.

Briargate is home to a myriad of activities that promote recreation, worship, shopping, dining and learning. Recreational activities in Briargate include the Briargate Family YMCA, the highly-rated Pine Creek Golf Course, The Promenade Shops at Briargate, as well as many parks and walking trails. People live in Colorado because of the quality of life, and Briargate is Colorado living at its best.

SOURCE: WWW.BRIARGATE.COM