

# VERIFIED SITE: CANYONSIDE AT CASTLE PINES

## Site Information

|              |                       |
|--------------|-----------------------|
| Asking Price | \$10-50 / square foot |
| Size         | 211.60 acres          |
| Location     | Castle Pines, CO      |
| Owner        | North Canyons LLLP    |
| Zoning       | Mixed Use             |



## Transportation Access

|         |  |
|---------|--|
| Airport | 11 miles to Centennial Airport; 37 miles to DEN                                  |
| Highway | Adjacent to I-25, 27 miles to I-70   |
| Rail    | No rail access, planned RTD light rail station at Castle Pines Parkway and I-25. |

## Utilities

|             |  |
|-------------|--|
| Electric    | CORE Electric Cooperative. 36MW available; dual feed option with 2 additional substations / capacity within 3 miles of site. |
| Natural Gas | Xcel Energy. Distribution Main to site.  |
| Water       | Parker Water and Sanitation. 12" water lines planned throughout development.   |
| Wastewater  | Parker Water and Sanitation. 12" wastewater lines planned throughout development.  |
| Storm Water | City of Castle Pines. 18" storm water main.  |
| Fiber       | Comcast. 1G to 100G; EPON or FTTH/FTTU for and HFC. Planned high bandwidth demand throughout development.                    |

## Available Documentation

- Ownership Title
- Community Profile and Local Amenities
- Incentives Overview

### Assessments

- Endangered Species
- Geotechnical Soil Study
- Phase I Environmental

### Maps

- Aerial
- FEMA Flood Plain
- Site Configuration
- Transportation
- Utility Service
- Wetlands

## Contact Information

CORE Electric Cooperative  
Robert Osborn, Esq.  
Director of Business Development  
Phone | 720.733.5543  
Email | ROsborn@core.coop

Developer / Broker  
Skyler Hager, Project Manager  
North Canyons Development Company  
Phone | 720.737.5221  
Email | SHager@alpertcorp.com