

RESIDENTIAL BUILDING ACTIVITIES

SINGLE FAMILY

1. Heron Lakes - 1,600 Lots & 18 Hole Golf Course
2. Heron Pointe - 179 Lots & 128 multi family units
3. Easthaven - 563 Lots
4. Westhaven - 129 Lots
5. Rosefarm - 123 Lots & 83 Multi Family Units
6. Heritage Ridge - 170 Lots
7. Vantage - 11 Lots
8. PrairieStar - 854 residential units - 389 single family +195 carriage units
9. Hammond Farm - 400 Lots
10. Aspen Knolls - Proposed single family residential development
11. The Ridge at Thompson Valley - 152 residential lots
12. Horizon Hills - 268 manufactured housing lots
13. O'Malley Glen - 485 Housing lots
14. Green Acres - 205 housing units
15. Wilson Ranch (SEC of I25 & Hwy 56) - up to 4,000 residential lots
16. Vintage Home & Land - Future residential development

TRAFFIC COUNTS (2022)

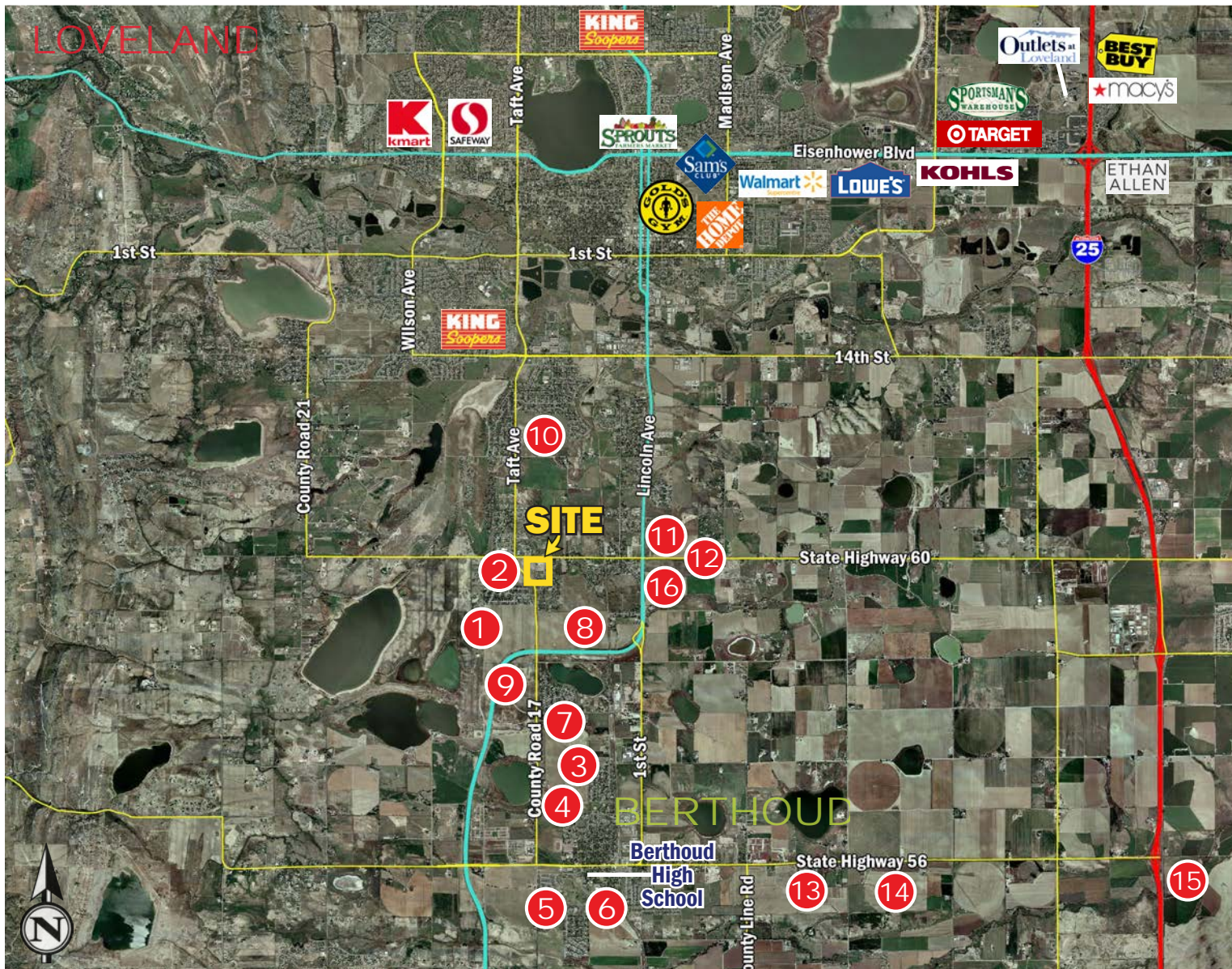
- On US 287 north of Berthoud Pkwy (Both directions) 24,203 Cars/day
- On US 287 south of Berthoud Pkwy (Both directions) 21,636 Cars/day
- On Berthoud Pkwy south of Co Rd 14 (Both directions) 9,700 Cars/day

Source: CDOT 2022

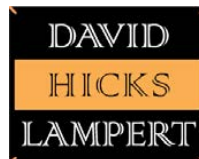
TRAFFIC COUNTS (At Build-Out)

- On US 287 west of Taft Avenue (Both directions) 33,600 Cars/day
- On US 287 east of Taft Avenue (Both directions) 26,645 Cars/day
- On Taft Avenue north of US 287 (Both directions) 29,000 Cars/day

Source: LSC Transportation Consultants, Inc.



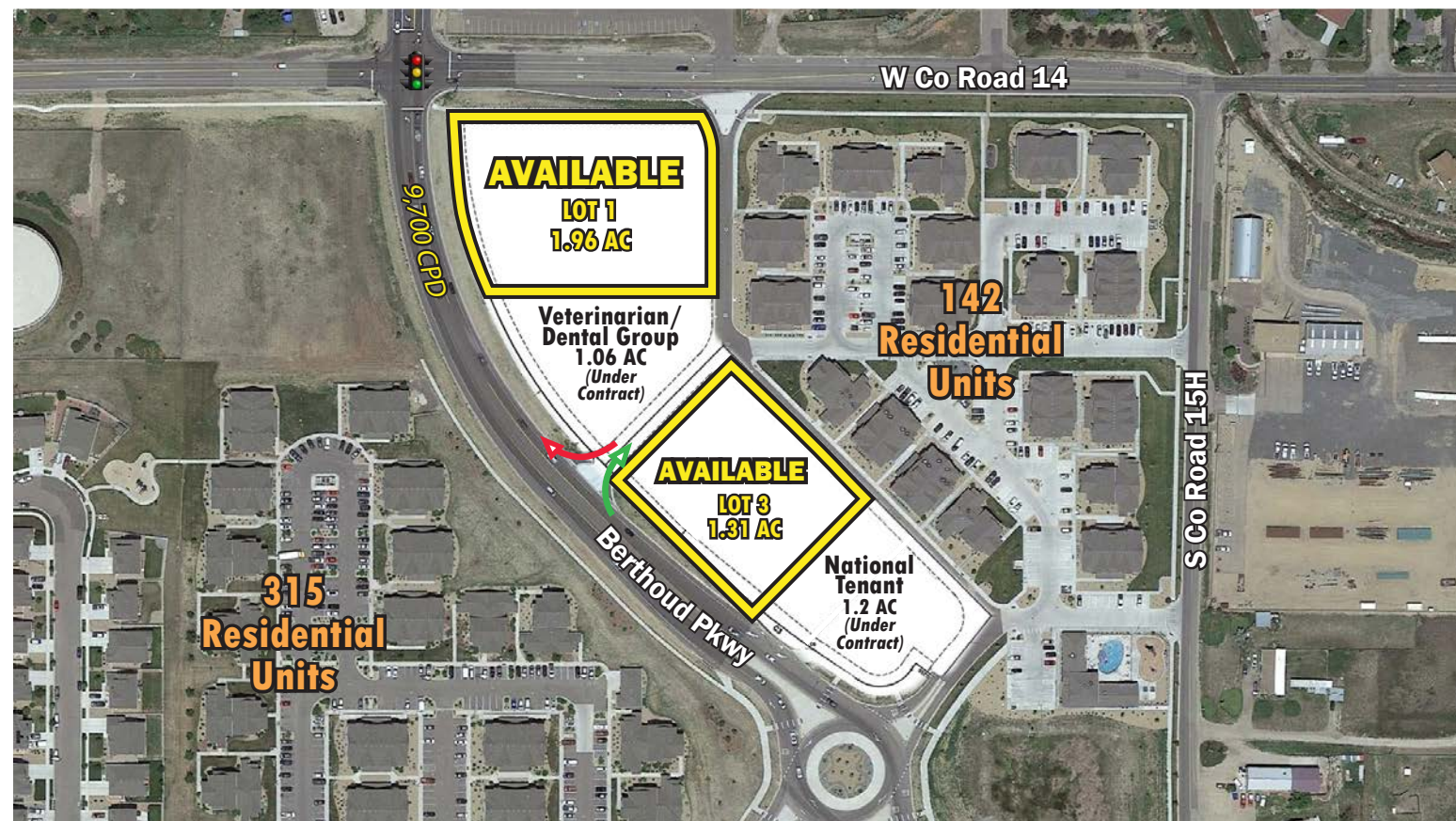
FOR MORE INFORMATION, PLEASE CONTACT:



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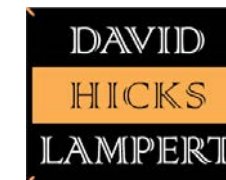
NEW COMMERCIAL DEVELOPMENT HERON POINTE EAST

SEC W CO ROAD 14 & BERTHOUD PKWY - BERTHOUD, CO



- New commercial development located in underserved trade area.
- Approximately 3.27 acres available for lease or sale.
- Opportunity for multi-tenant shop space.
- Pads are fully developed "ready to go now".
- 457 multi-family units adjacent to the site with an additional 5,000 residential units in some form of development all within 4 miles from the site.

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HERON POINTE EAST

SEC W CO ROAD 14 & BERTHOUD PKWY - BERTHOUD, CO



DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE LANDLORD AGENCY AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO TENANT DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, landlord includes sublandlord and tenant includes subtenant.

Landlord's Agent: A landlord's agent works solely on behalf of the landlord to promote the interests of the landlord to the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the landlord. The agent must disclose to potential tenants all adverse material facts actually known by the landlord's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the agent to the landlord.

Tenant's Agent: A tenant's agent works solely on behalf of the tenant to promote the interests of the tenant to the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the tenant. The agent must disclose to potential landlords all adverse material facts actually known by the tenant's agent, including the tenant's financial ability to perform the terms of the transaction and, if a residential property, whether the tenant occupies the property. A separate written tenant agency agreement is required which sets forth the duties and obligations of the broker and the tenant.

Transaction-Broker: A transaction-broker assists the tenant or landlord or both throughout a real estate transaction in performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. The transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning the property or a tenant's financial ability to perform the terms of a transaction and, if a residential property, whether the tenant intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship. Such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND TENANT

Broker and Tenant referenced below have NOT entered into a tenant agency agreement. The working relationship specified below is for a specific property described as:
Heron Pointe West County Road 14, Loveland, CO
estate which substantially meets the following requirements:

Tenant understands that Tenant shall not be liable for Broker's acts or omissions that have not been approved, disapproved or ratified by Tenant.

CHECK ONE BOX ONLY:

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not exist with any other brokers employed or engaged by Brokerage Firm who are designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

Customer. Broker is the landlord's agent and Tenant is a customer. Broker is not the agent of Tenant.

Broker, as landlord's agent, intends to perform the following list of tasks:

Show a property Prepare and Convey written offers, counteroffers and agreements to amend or extend the lease.

Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the landlord's agent, Tenant is a customer. When Broker is not the landlord's agent, Broker is a transaction-broker assisting in the transaction. Broker is not the agent of Tenant.

Transaction-Brokerage Only. Broker is a transaction-broker assisting in the transaction. Broker is not the agent of Tenant.

If Broker is acting as a transaction-broker, Tenant consents to Broker's disclosure of Tenant's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee shall not further disclose such information without consent of Tenant, or use such information to the detriment of Tenant.

THIS IS NOT A CONTRACT.

If this is a residential transaction, the following provision shall apply:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Tenant, Tenant understands that Tenant must contact local law enforcement officials regarding obtaining such information.

TENANT ACKNOWLEDGMENT:

Tenant acknowledges receipt of this document on _____.

Tenant

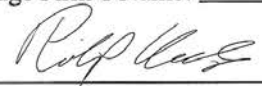
Tenant

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Tenant)

with this document via _____ and retained a copy for Broker's records.

Brokerage Firm's Name: David, Hicks and Lampert Brokerage, LLC


Broker