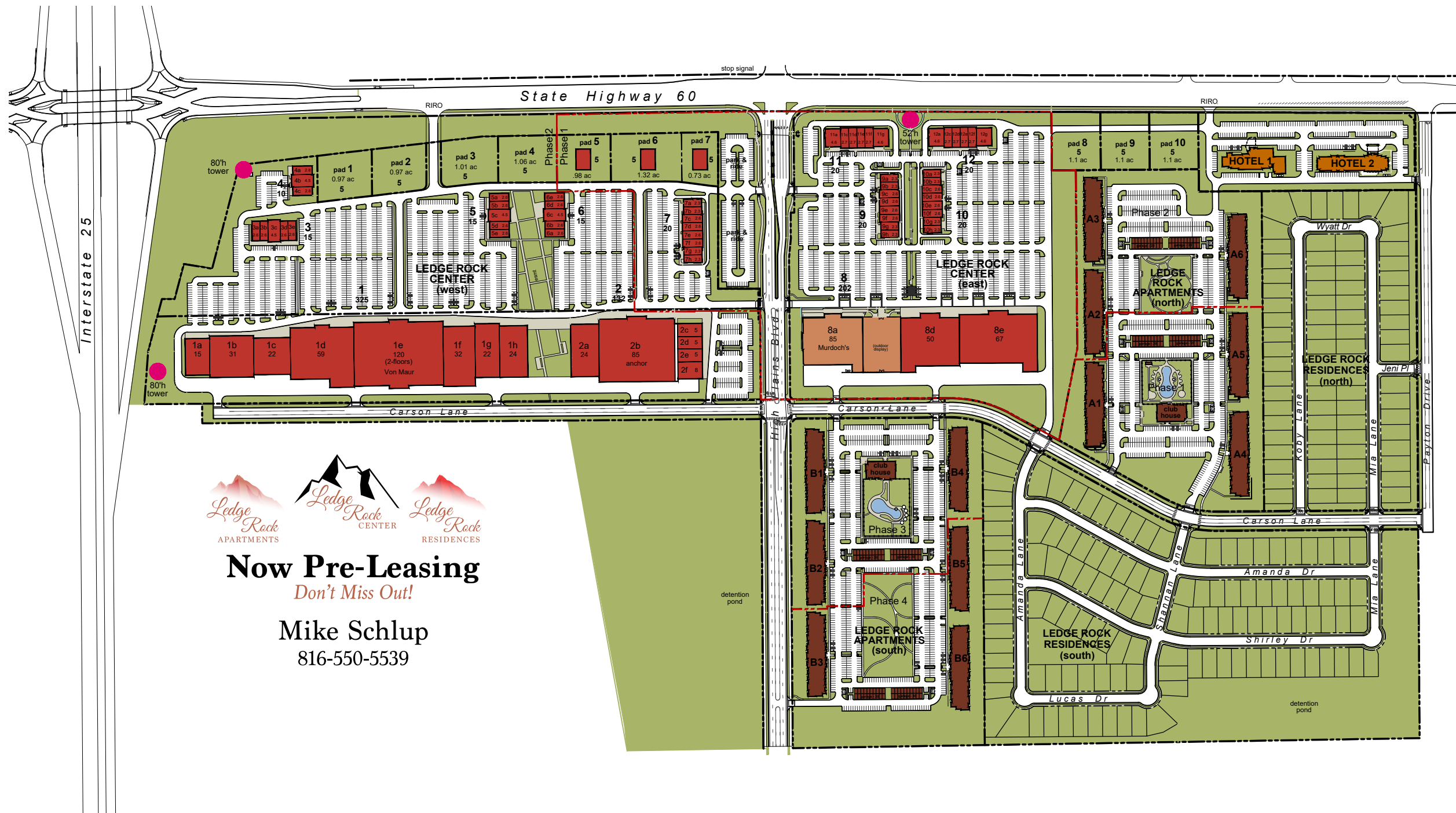




Now Pre-Leasing
Don't Miss Out!

Mike Schlup
816-550-5539

I COMMERCIAL DISTRICT 127.7 acres

A EAST RETAIL (phase 1):			
outlots (3)	15 k		
main retail (1)	202 k		
pad retail (5)	100 k		
total	317 k	42.5 acres	

Future Inclusion Area 2:
Park & Ride facility 2.5 acres

Future Inclusion Area 3:
2 hotels (219 units) 35 k
outlots (3) 15 k | 11.3 acres | |

B WEST RETAIL (phase 2):			
Future Inclusion Area 1:			
outlots (4)	20 k		
pad retail (4)	55 k		
main retail (2)	457 k		
total sf	532 k	72.6 acres	

II MULTIFAMILY DISTRICT 50.8 acres

A NORTH APARTMENTS:			
# buildings	6		
units/bldg	84		
total units	504		
apt bldg (25k/floor)	100 k		
apt bldg total (x6)	600 k		
clubhs sf	20 k		
self-stor bldg (13k)	39 k		
total	659 k	25.3 acres	

B SOUTH APARTMENTS:			
# buildings	6		
units/bldg	84		
total units	504		
apt bldg (25k/floor)	100 k		
apt bldg total (x6)	600 k		
clubhs sf	20 k		
self-stor bldg (13k)	39 k		
total	659 k	25.5 acres	

III SINGLE FAMILY DISTRICT 61.3 acres

A NORTH SINGLE FAMILY:			
# lots/homes	77		
units / acre	4.4	17.8 acres	

B SOUTH SINGLE FAMILY:			
# lots/homes	119		
units / acre	2.9	40.2 acres	

IV TOTAL DEVELOPMENT 241.1 acres

Overall Site Plan
May 19, 2022



Ledge Rock Center

SEC of State Hwy 60 & I-25, Johnstown, Colorado

Carson Development, Inc

DeGasperi & Associates Architecture / Point Consulting