

HIGH SCHOOL  
(1 mile East)

**I COMMERCIAL DISTRICT 99.14 acres**

**A PHASE 1 (East + West):**

outlots (11) .....	46 k
strip retail (5) .....	100 k
main retail (1) .....	202 k
total .....	348 k

48.61 acres

**B PHASE 2 (West):**

outlots (4) .....	20 k
pad retail (4) .....	55 k
main retail (2) .....	457 k
total sf .....	532 k

50.53 acres

**C OFFSITE:**

Occidental Pond Esmt	18.2 acres
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**II MULTIFAMILY DISTRICT 46.72 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 (1) .....	9 k
garages (4) .....	80 k
total .....	689 k

22.86 acres

**B SOUTH APARTMENTS:**

# buildings .....	8
units/bldg .....	64
total units .....	512
apt bldg (20.5k/floor) .....	82 k
apt bldg total (x8) .....	656 k
clubhs sf (2) .....	18 k
garages (4) .....	80 k
total .....	754 k

23.86 acres

**III SINGLE FAMILY DISTRICT 49.79 acres**

**A NORTH SINGLE FAMILY:**

# lots/homes .....	75
units / acre .....	5.8

12.96 acres

**B SOUTH SINGLE FAMILY:**

# lots/homes .....	121
units / acre .....	5.7

21.17 acres

**IV OTHER 36.81 acres**

onsite ROWs, Ponds, esmts	21.17 acres
offsite ROWs, Park & Ride	15.64 acres

**V TOTAL DEVELOPMENT 232.46 acres**

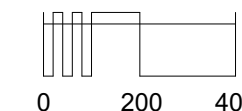
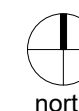
**TOTAL w OFFSITE 250.66 acres**  
(incl offsite pond, ROW & park & ride)

**LEGEND:**

- OPEN SHOPS
- EXISTING - AVAILABLE
- EXISTING - SIGNED LEASE
- FUTURE - SIGNED LEASE
- FUTURE - AVAILABLE
- APARTMENTS

**Overall Site Plan**

January 25, 2025



# Ledge Rock Center

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

Carson Development, Inc

DeGasperi & Associates Architecture / Point Consulting