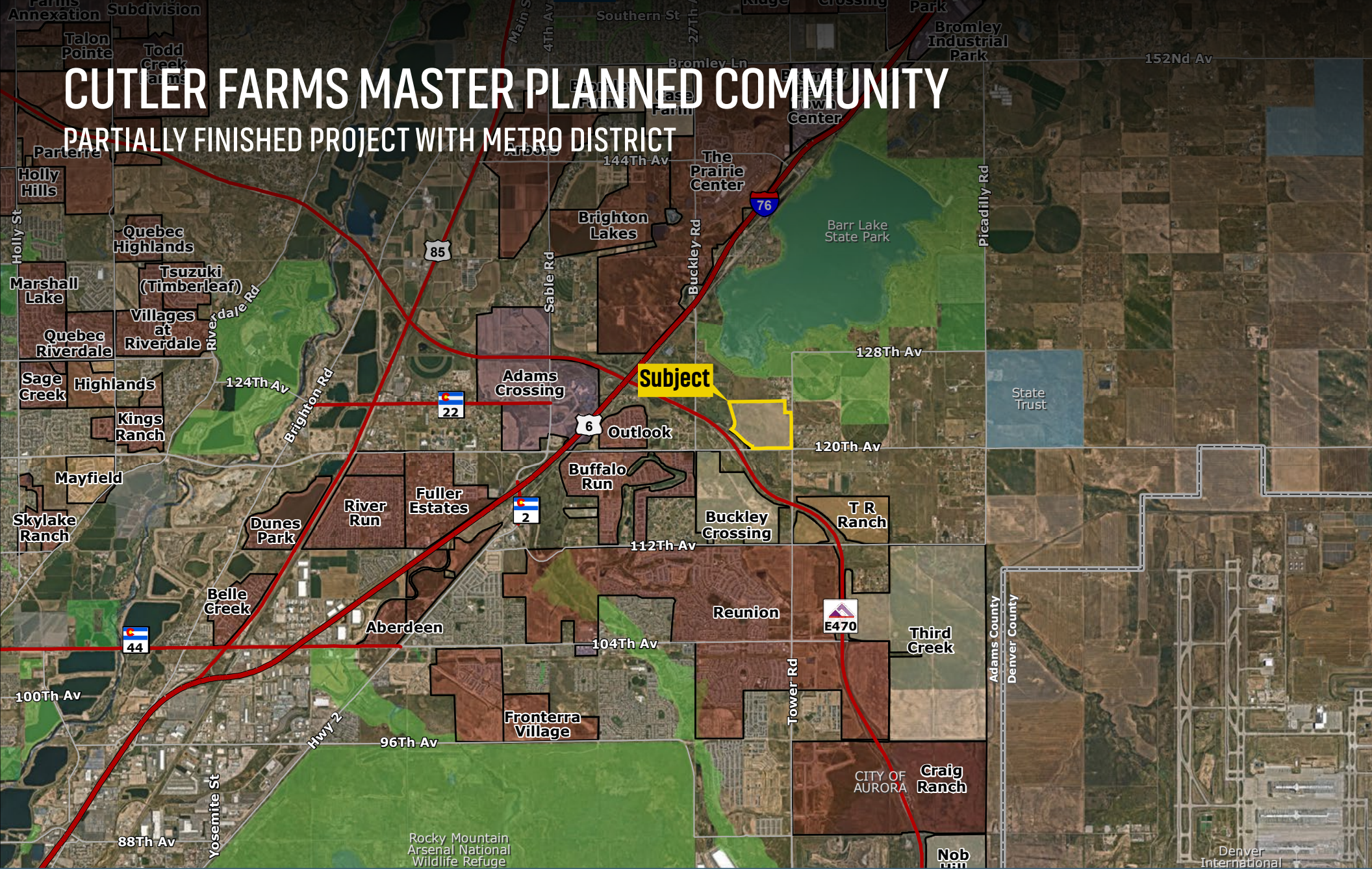


# CUTLER FARMS MASTER PLANNED COMMUNITY

## PARTIALLY FINISHED PROJECT WITH METRO DISTRICT



CONTACT FOR MORE INFORMATION



Land Advisors Organization

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Antonoff & Company

Jeffery Hirschfeld  
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# EXECUTIVE SUMMARY



## DETAILS

Originally planned for 468 single family lots with 17 acres of multi-family at 20 du/ac. Commercial corner has already been sold off. Project is divided into 3 phases, each can be served separately for utilities to make it easier to develop (see map of phases).

- 1. Phase 1** contains 80 single family lots and half of the multi-family. It is ready to be developed with water and sewer located in 120th avenue, also gas line has been extended for use in phase 1 as well as the already sold commercial portion.
- 2. Phase 2** contains several hundred single family lots as well as an additional 25% of the multi-family, however it will require the addition of a new lift station in order to bring to market.
- 3. Phase 3** will also require that same lift station as phase 2 as well as coordination with Mile High Flood Control to burrow wet utilities under the O'Brian canal along the wester perimeter of the property. This process will most likely require additional soil in phase 3.
- 4.** Metro district is already in place and has the capacity of \$17.5 million, however this was based from 2006 when home pricing was at \$220,000 and now it should be increased to reflect the new home pricing in the mid \$600,000s.
- 5.** Gas line to serve phases 2 & 3 is located approximately 2 miles away and Commerce City is considering going all electric for new homes in the near future. The cost to pull this line is approximately \$1.2 million.
- 6.** All roads have been dedicated to the city already and changing lot sizes is prohibited.

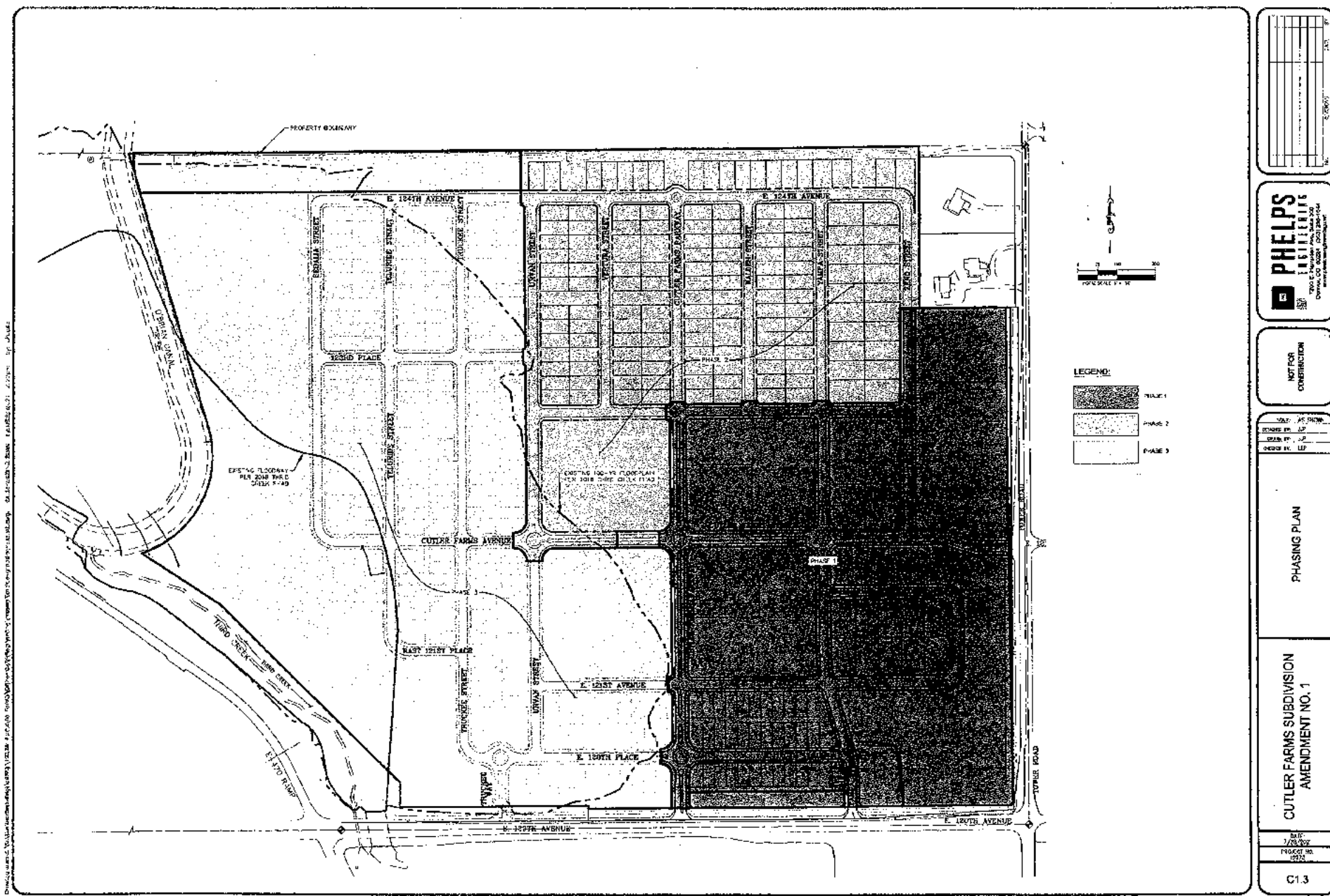
<b>MUNICIPALITY</b>	Already annexed and zoned in Commerce City, CO
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<b>SIZE</b>	±170.51 Acres
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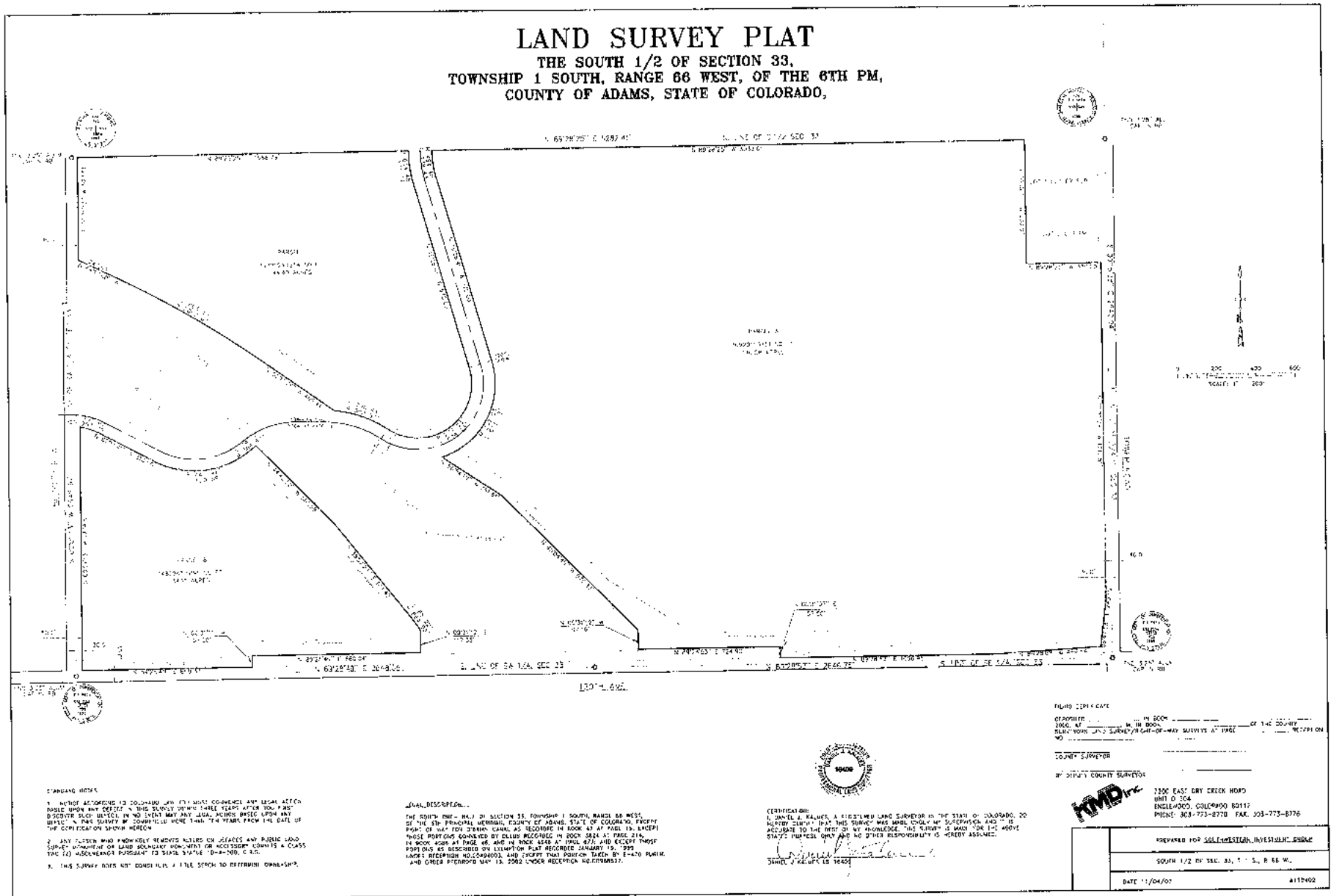
<b>LOCATION</b>	NW corner of E470 and Tower Road
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<b>PRICING</b>	Please contact broker due to various purchase scenarios available.
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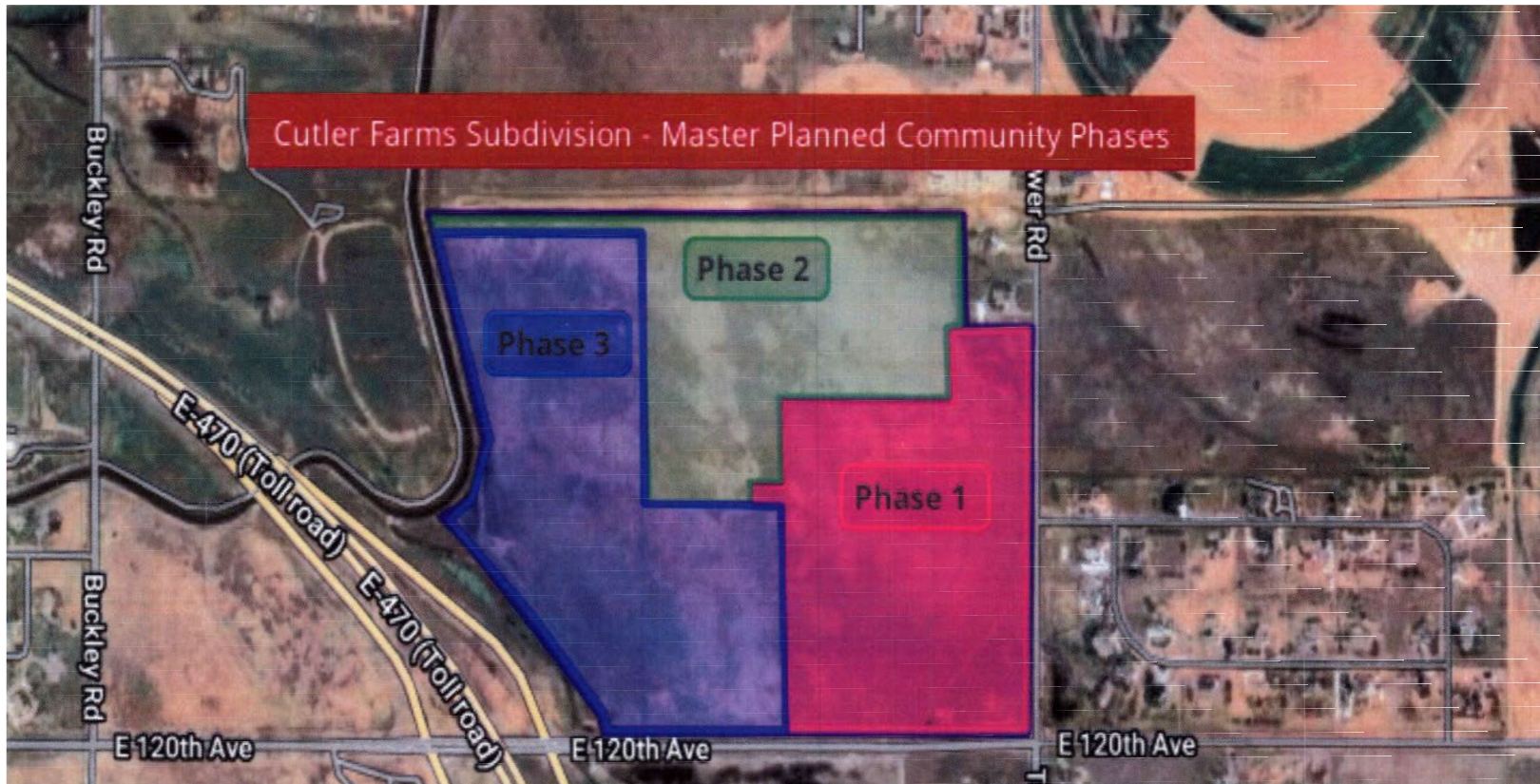
# SITE PLAN



# LAND SURVEY PLAT



# MASTER PLANNED COMMUNITY PHASES





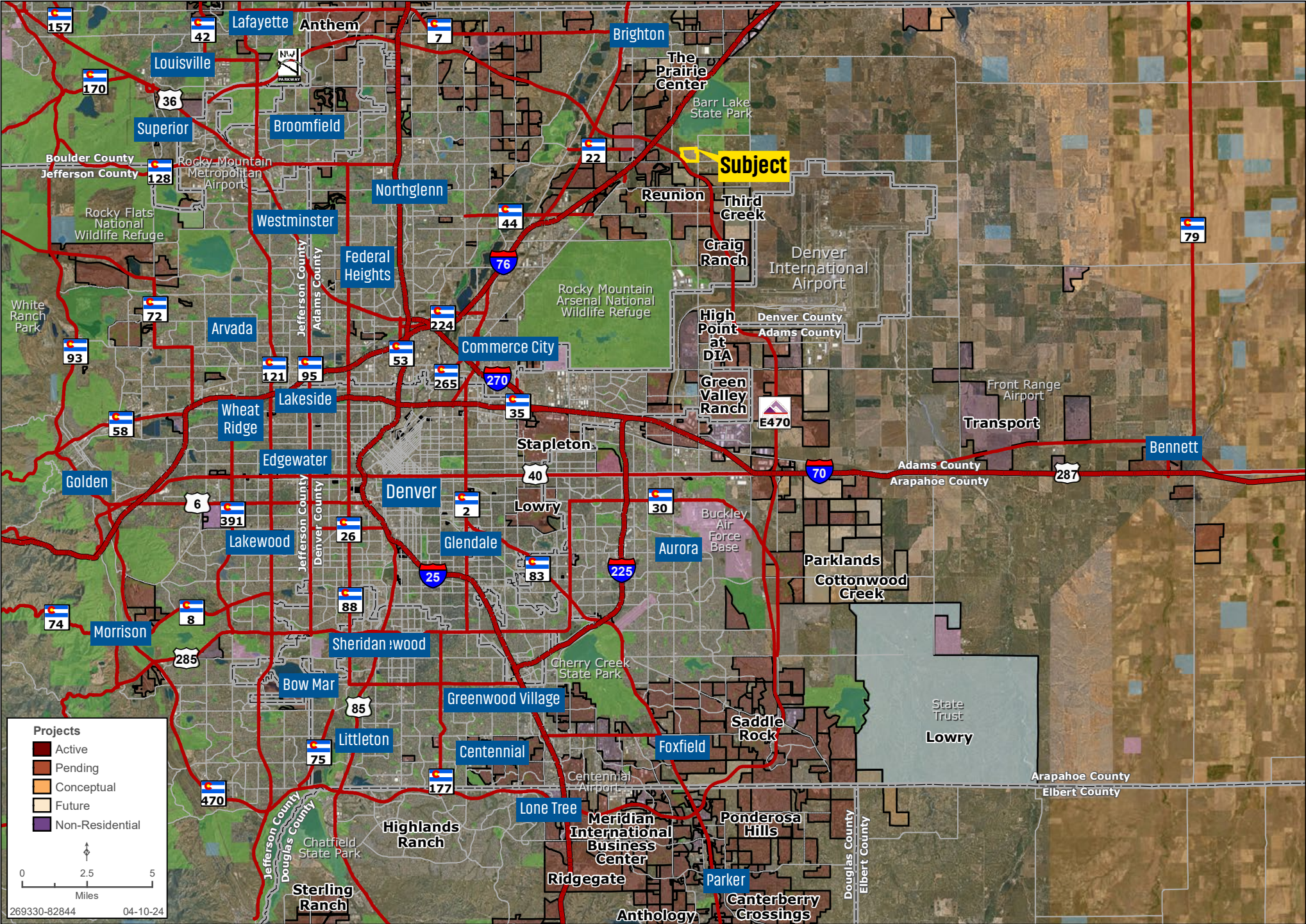
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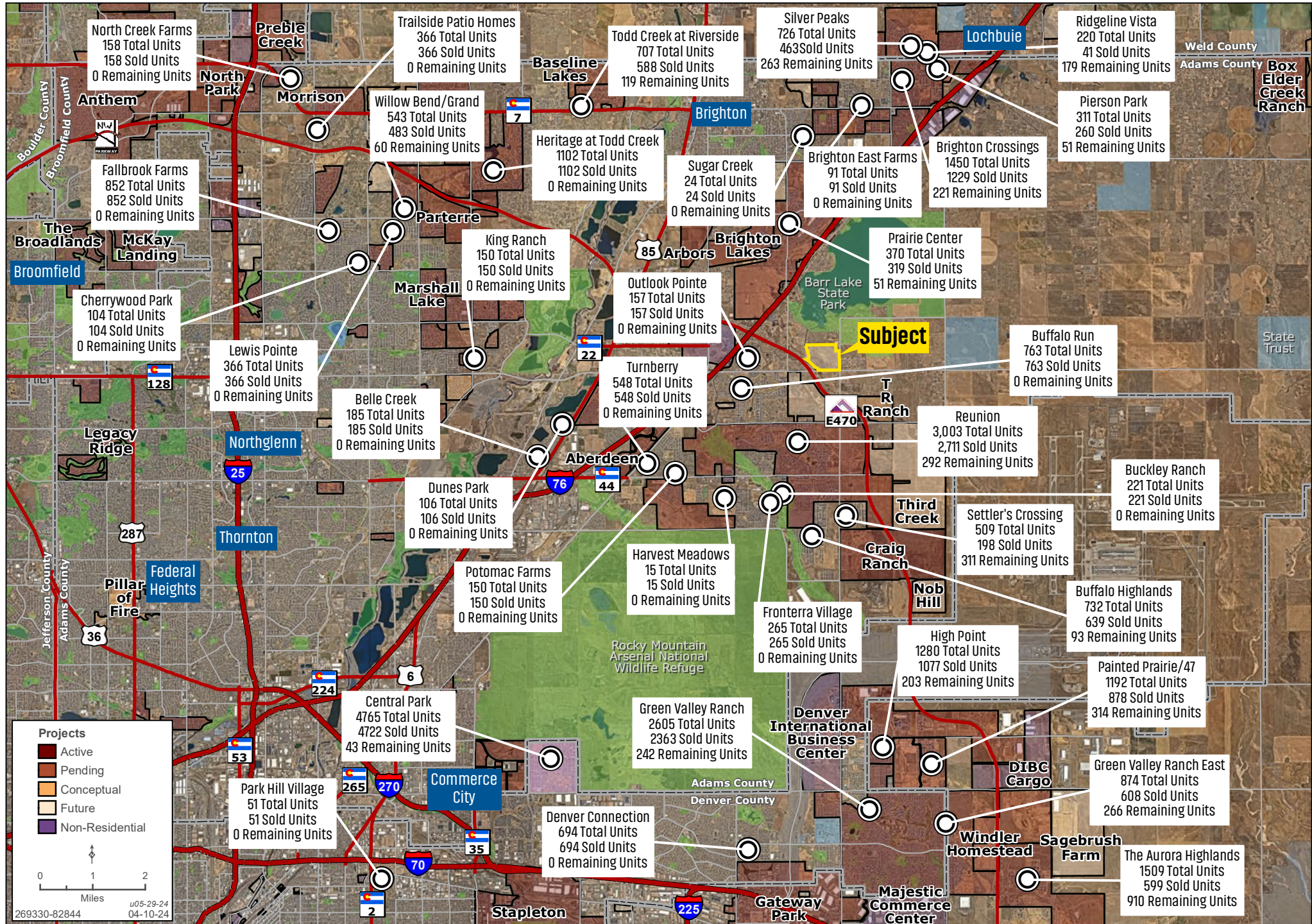


# REGIONAL | FUTURE MASTER PLANNED COMMUNITY

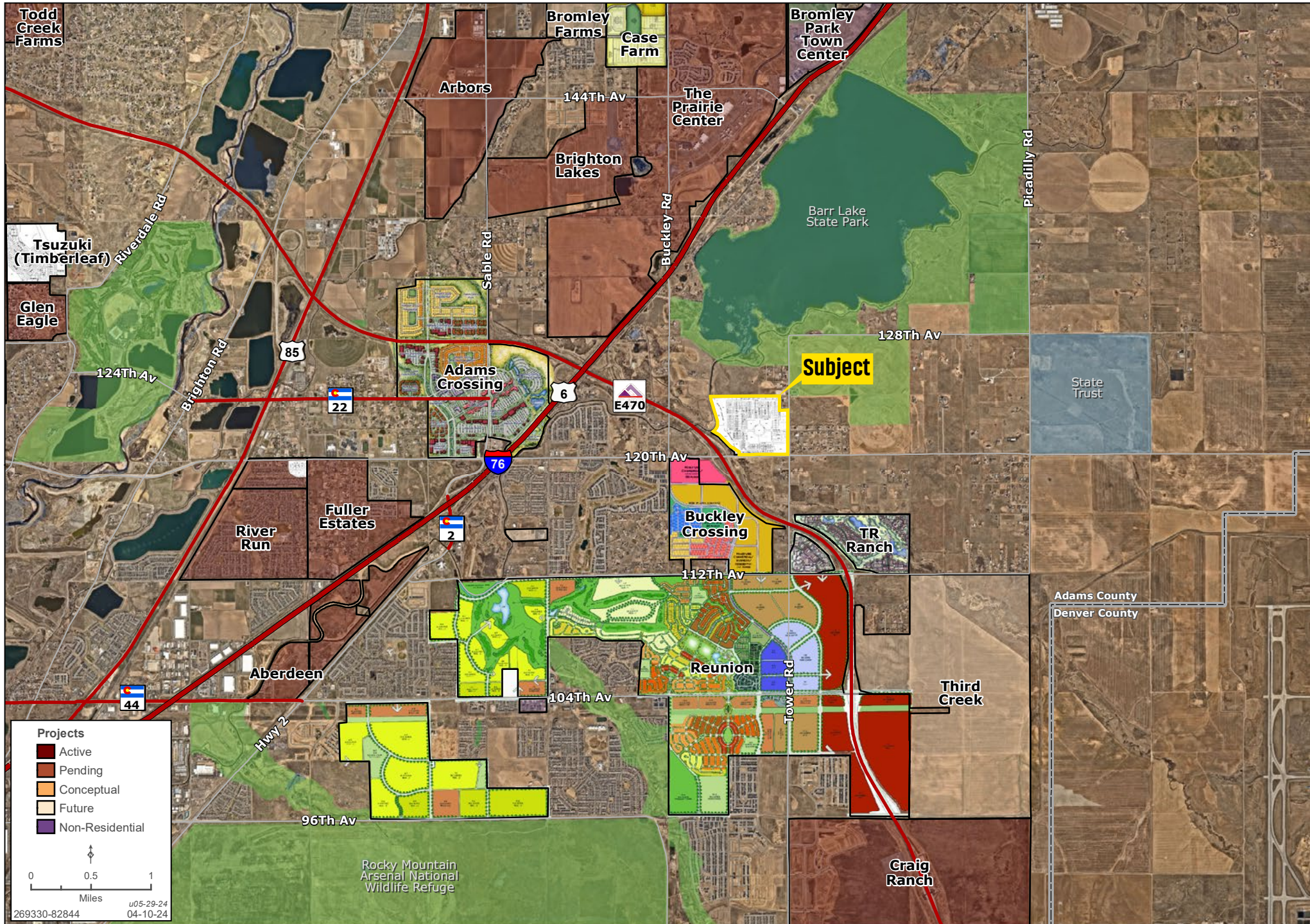
Wes Campbell | Tom Kaufman | landadvisors.com







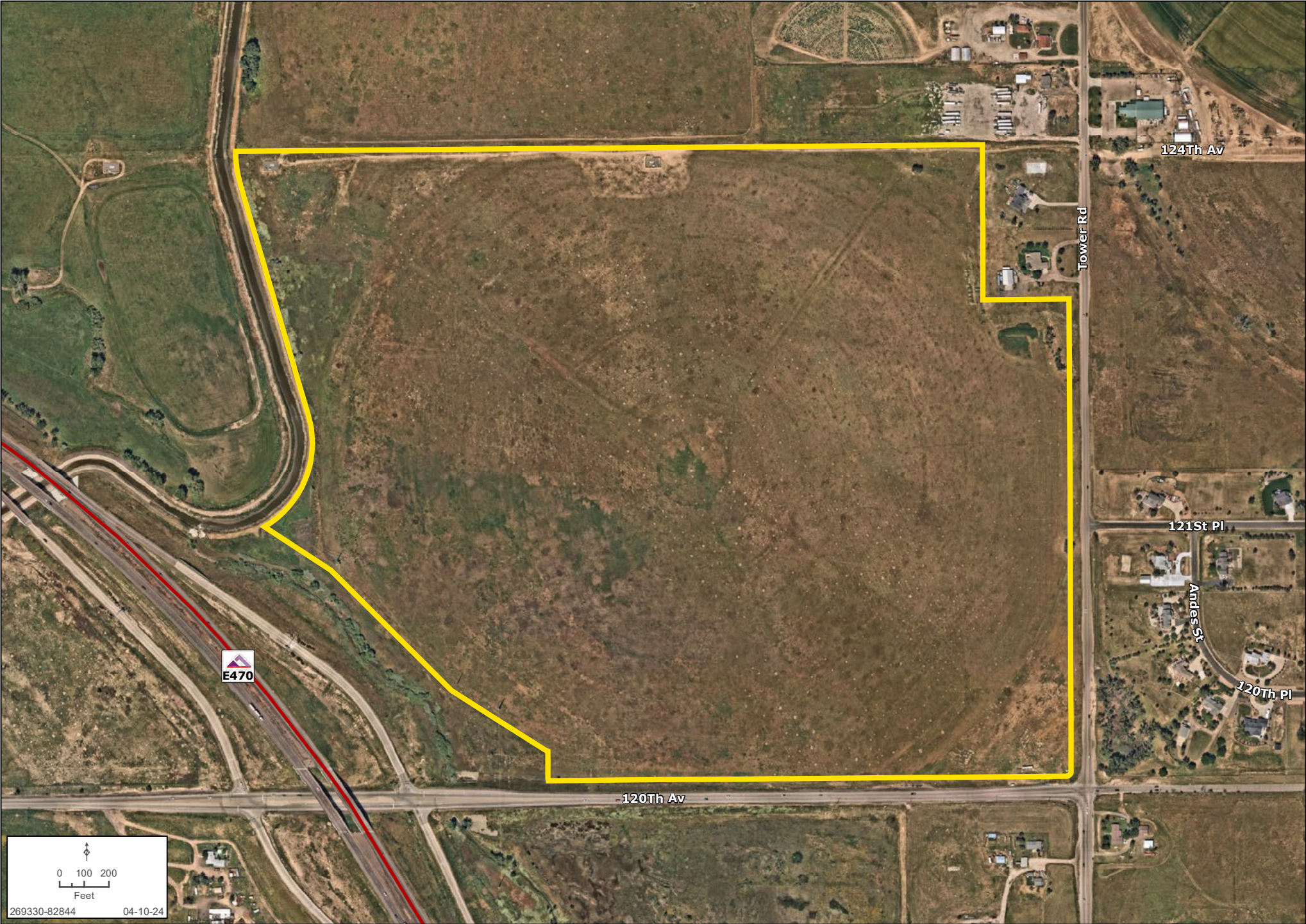






DETAIL | FUTURE MASTER PLANNED COMMUNITY

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**DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.**

## **BROKERAGE DISCLOSURE TO BUYER DEFINITIONS OF WORKING RELATIONSHIPS**

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

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

**Transaction-Broker:** A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer 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 because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

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### **RELATIONSHIP BETWEEN BROKER AND BUYER**

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as:

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or real estate which substantially meets the following requirements:

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Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

#### **CHECK ONE BOX ONLY:**

☐ **Multiple-Person Firm.** Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than 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 extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so 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 ☐ seller's agent ☐ seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: ☐ Show a property ☐ Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

☐ **Customer for Broker's Listings – Transaction-Brokerage for Other Properties.** When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

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

Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

**DISCLOSURE OF SETTLEMENT SERVICE COSTS.** Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

**THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.**

If this is a residential transaction, the following provision applies:

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

**BUYER ACKNOWLEDGMENT:**

Buyer acknowledges receipt of this document on \_\_\_\_\_.

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Buyer

**BROKER ACKNOWLEDGMENT:**

On \_\_\_\_\_, Broker provided \_\_\_\_\_ (Buyer) with this document via \_\_\_\_\_ and retained a copy for Broker's records.

Brokerage Firm's Name: Colorado Land Advisors, LLC dba Land Advisors Organization

\_\_\_\_\_  
Broker

*Tom Kasper*



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