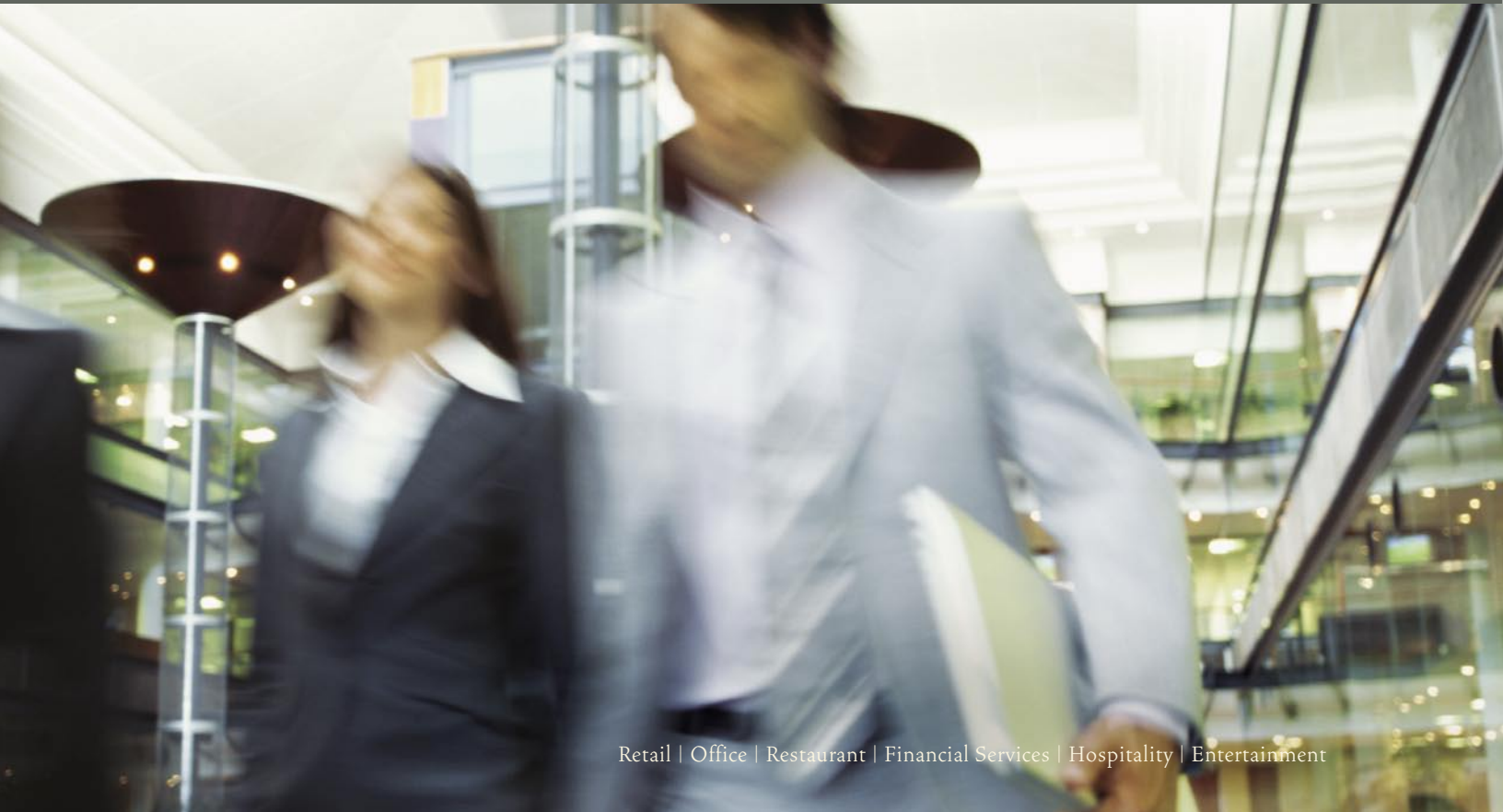


Water Valley Land Co.



A mixed use, master planned business community.

It's your move.



Retail | Office | Restaurant | Financial Services | Hospitality | Entertainment

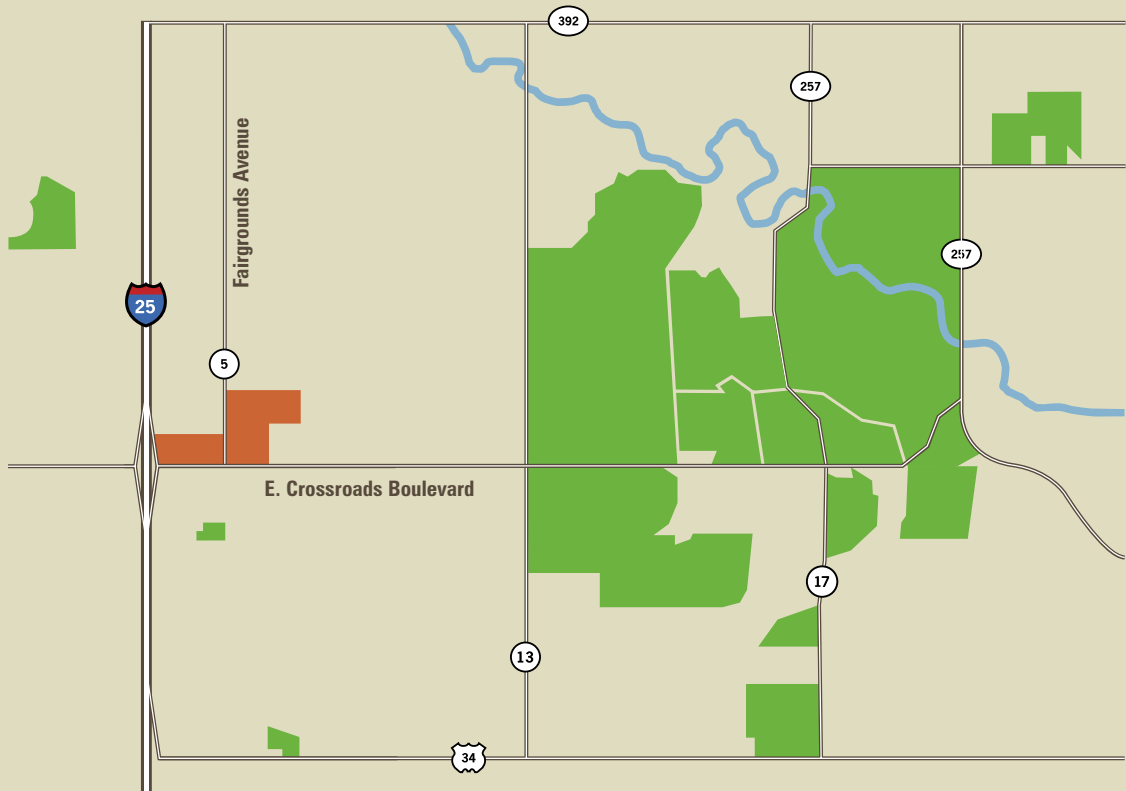
The opportunity has landed.  
Eagle Crossing is the master  
plan for the future of northern  
Colorado business.



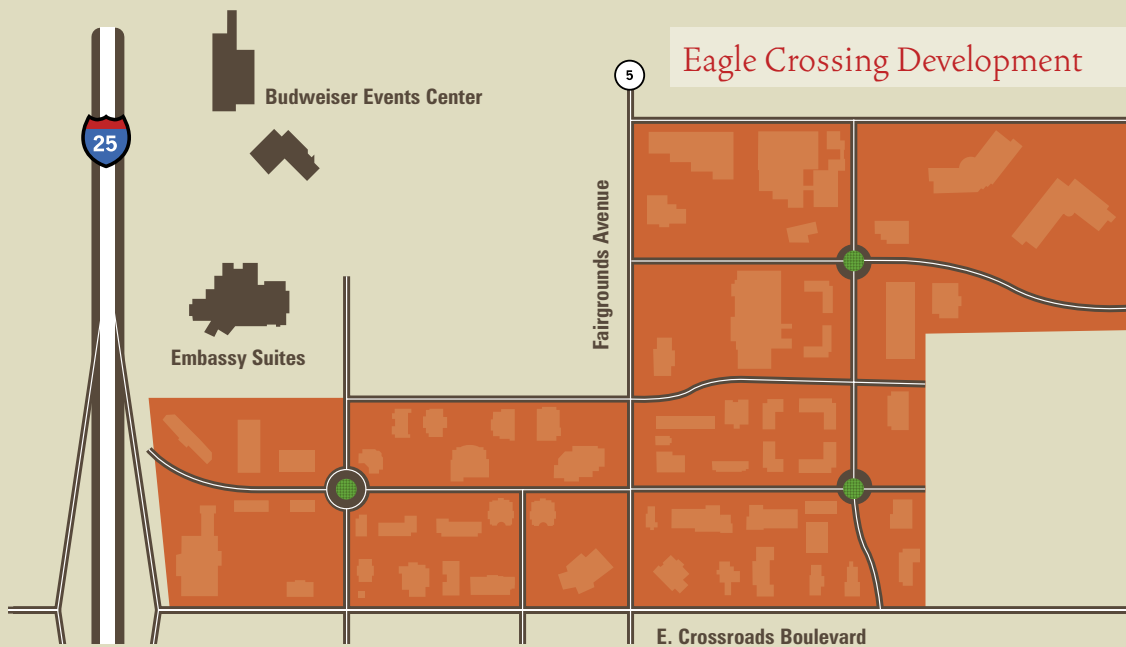


## Northern Colorado

## Water Valley Land Co. Portfolio



## Eagle Crossing Development

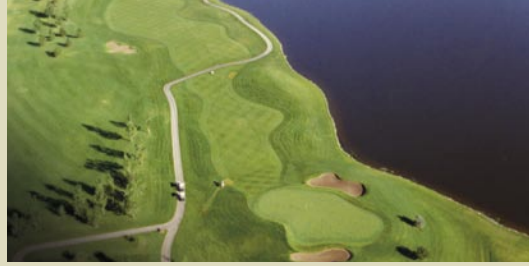




## Why Eagle Crossing?

With 200 acres situated on the northeast corner of I-25 and Crossroads Boulevard, Eagle Crossing is perfectly located within the fastest growing area of northern Colorado. The master plan for Eagle Crossing offers the right mix of retail, corporate and hospitality options to create a vibrant urban center. This smart, sustainable approach ensures the lasting vitality needed for long-term business prosperity.

- Northern Colorado receives 300 days of sunshine a year.
- The region is among the nation's most highly educated, with nearly 40-percent of the population having a bachelor's degree or higher.
- The I-25 corridor is the core of northern Colorado growth – on average, 63,543 cars drive past Eagle Crossing on I-25 every day.
- Northern Colorado is a leading Metropolitan Statistical Area with a stronger economy than major metropolitan areas like Miami, Los Angeles, San Francisco, Pittsburgh and Detroit.
- Directly east of Long's Peak – one of Colorado's majestic "fourteeners" – Eagle Crossing offers an uninterrupted view of the northern Rocky Mountains.



## Distance

### Mileage to major cities:

- Aspen – 205 miles
- Boulder – 40 miles
- Cheyenne – 51 miles
- Colorado Springs – 119 miles
- Denver – 49 miles
- Estes Park – 35 miles
- Fort Collins – 6 miles
- Greeley – 18 miles
- Longmont – 26 miles
- Loveland – 2 miles
- Steamboat Springs – 200 miles
- Vail – 145 miles

## People

### Area population centers:

- Boulder – 93,051
- Cheyenne – 53,010
- Denver Metro – 2.4 million
- Fort Collins – 125,740
- Greeley – 83,414
- Longmont – 79,556
- Loveland – 56,436
- Windsor – 13,832

Over 700,000 people live within 30 miles, and more than 1 million within 50 miles.

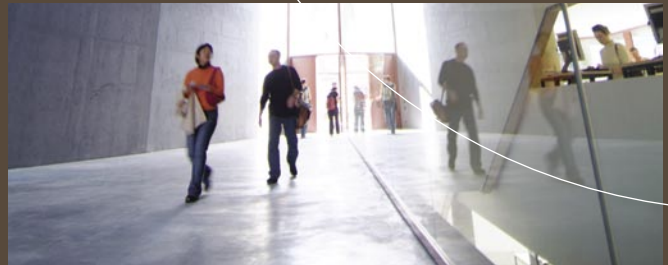
## Places

### Local amenities:

- Budweiser Events Center
- Embassy Suites Hotel & Conference Center
- Fort Collins/Loveland Airport
- Medical Center of the Rockies
- Promenade Shops at Centerra

### Regional amenities:

- Rocky Mountain National Park
- Summit County ski areas
- Steamboat Springs
- Invesco Field at Mile High
- Pepsi Center
- Colorado Convention Center



Discover the pulse of northern Colorado. Interstate 25, the main highway through northern Colorado, is the core for the entire region's continued growth. Big things are happening all along this heavily traveled stretch of road, especially where it intersects with Crossroads Boulevard. It's here that you'll find the gateway to northern Colorado's prosperous future.

Find yourself at Eagle Crossing. Eagle Crossing is strategically located just minutes from I-25/U.S. Highway 34 interchange. With majestic views of the Rocky Mountains, convenient access to all that Colorado has to offer, and an affluent, well-educated local population, Eagle Crossing provides a regional hub for commerce and entertainment – the ideal location for the next stage of your business. Several regional amenities are within two miles, including Fort Collins/Loveland Airport, the new Medical Center of the Rockies, and an outdoor lifestyle mall offering retail, dining, and entertainment options.

## Water Valley Land Co. takes the right approach to growth.

As caretakers of some of northern Colorado's most valuable resources, Water Valley Land Co. is the trusted steward of northern Colorado growth. With a fourth generation Windsor, Colorado resident behind every development decision, our company is uniquely attached to the land and the community – doing what is good for local resources, and better for local residents.

We follow a well thought out plan for the future for all of our developments. Building upon a family legacy takes a patient approach, one smart step at a time. After all, the entire community is invested in the long-term value of the region. And so are we. Our 150 employees also live and raise families in this area. Out of this deep respect for the greater prosperity of all northern Colorado residents, Water Valley Land Co. aims to uphold the highest levels of quality in every development, a corporate value that extends from the top down.

Our commitment to our communities shows in our contributions of time, energy and money to many local causes. As one of the largest cultural benefactors in the region, we do our part to help keep the community moving forward. Whether donating land for senior centers or contributing finances to local causes, Water Valley Land Co. helps ensure a vibrant community that continues to flourish well into the future.

We are an award-winning developer recognized for smart growth in master planning. By serving as a good neighbor and a better developer, we are focused on helping to maintain the foundation of northern Colorado while also expanding the possibilities for the region's future.

Be a part of our future, and make the smart choice in your northern Colorado developer. Choose Water Valley Land Co.

### **Water Valley Land Co.**

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