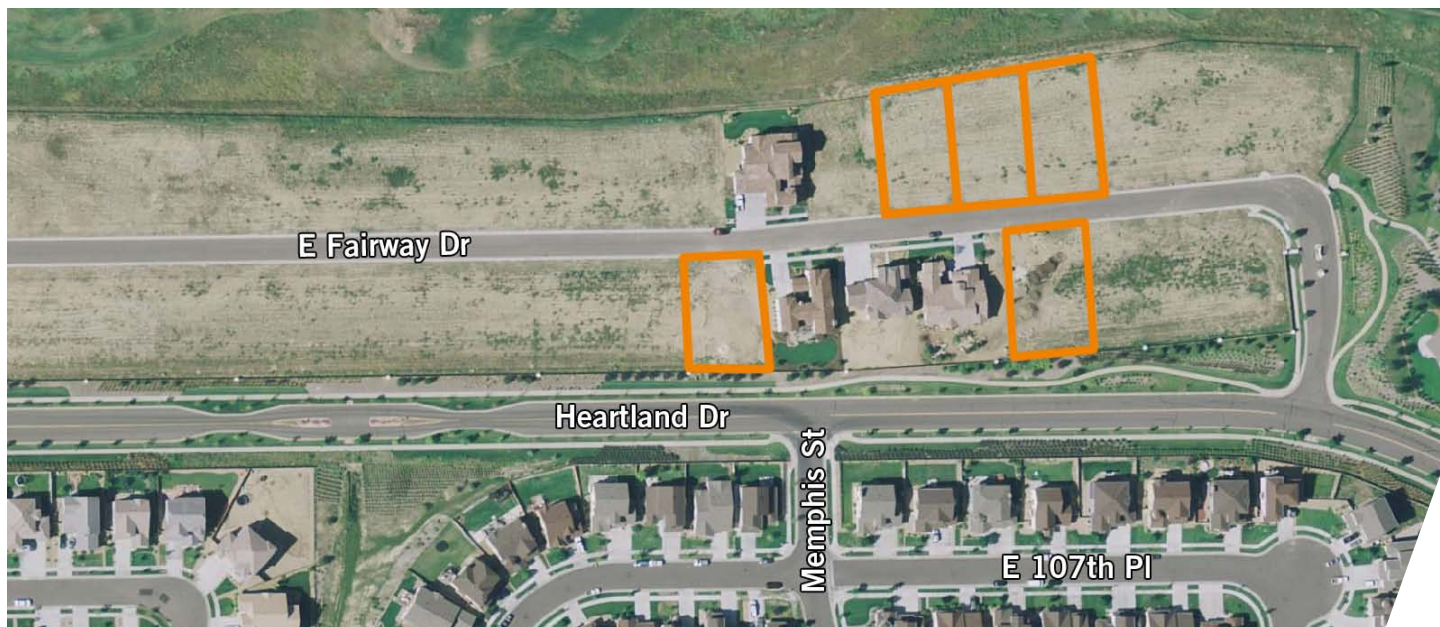


FOR SALE

16300, 16371, 16401, 16420 & 16431 E Fairway Drive

Commerce City, Colorado



For Sale \$225,000

\$45,000/Lot

5 fully finished residential lots ranging in size from 10,659 to 12,127 square feet located in the exclusive "Back Nine" neighborhood in Shea Homes' master-planned Reunion community. Homes in this "gated" community within Reunion are on larger home sites with fewer points of entry to preserve a sense of exclusivity to its residents. Recent homes sales have been in the mid \$300s to low \$400s and this pricing allows a builder/investor the opportunity to build a step up product or hold onto these lots for appreciation in the custom/semi-custom price band. *Please see reverse for aerial.*

Features

Utilities:

Gas Provider: Xcel
Electric: United Power
Water/Sewer: South Adams County Water and Sanitation

HOA Dues: \$210 annually

Taxes (2010): \$1,057.00 to \$1,375.04/Lot

For more information, please contact:

Mike Kboudi
303-312-4262
mkboudi@ctfuller.com

T.J. Johnson
303-312-4222
tjohnson@ctfuller.com

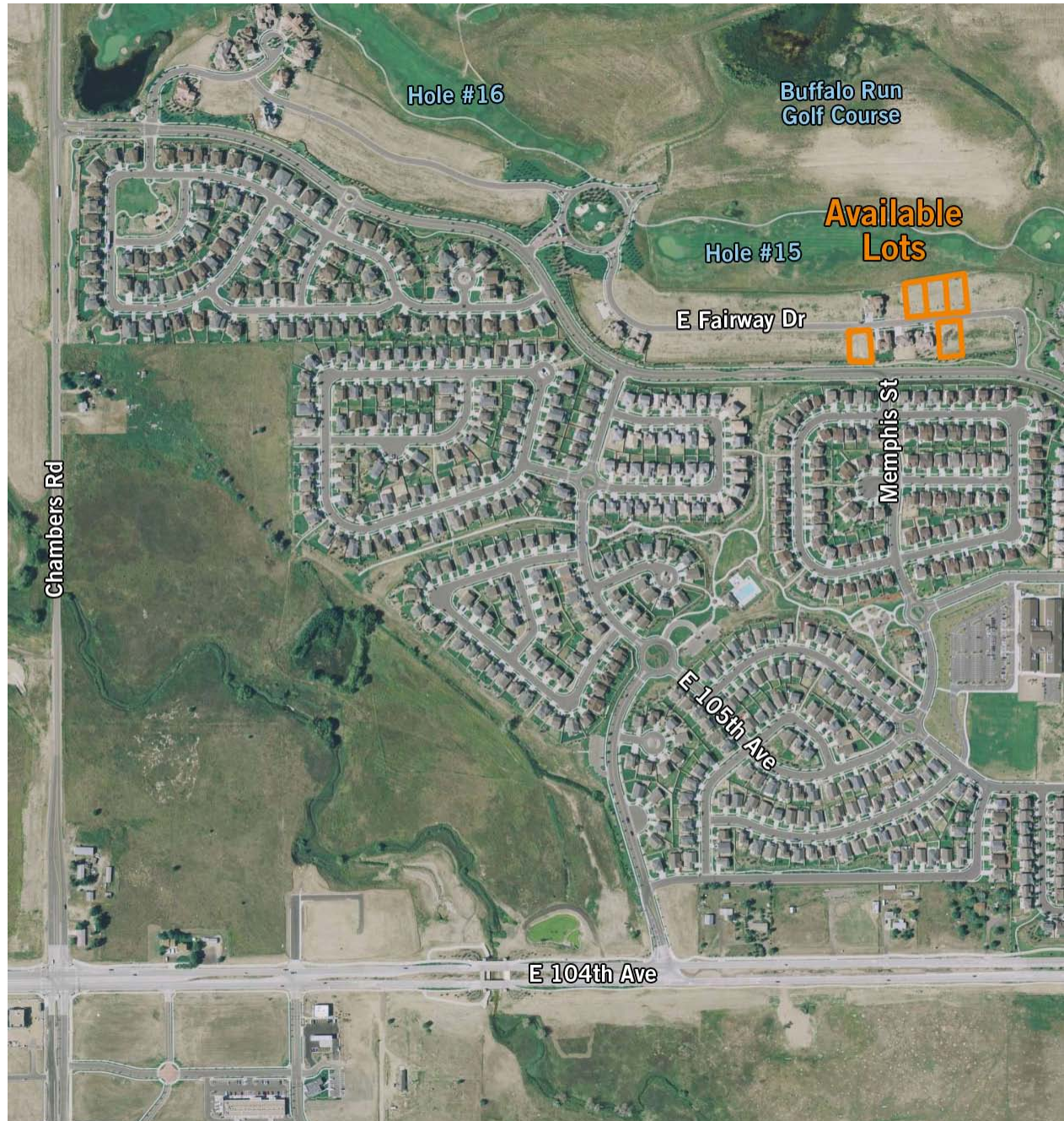
1515 Arapahoe Street, Suite 1200
Denver, Colorado 80202

ph: 303-292-3700
fx: 303-534-8270

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Listing #21865

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