

WELCOME

THE **AURORA**

HIGHLANDS



Carla Ferreira

Builder Realty Council

7.20.21



01

THE AURORA HIGHLANDS



THE REGION

BUILDING THE FOUNDATION FOR NORTHEAST AURORA'S FUTURE

Aerotropolis Area Coordinating Metropolitan District

- 21,000 acres
- 10 million square feet of retail space
- 40 million square feet of commercial space

"The 21,000-acre Aerotropolis region is poised to bring more than 170,000 new jobs to the area."

— **Matt Hopper**, *President of the Aerotropolis Area
Coordinating Metropolitan District*



CONNECTION TO THE REGION

Convenient access to:

- Downtown Denver
- The Denver Tech Center
- The Anschutz Medical Campus
- Denver International Airport





— NEW ROADWAYS

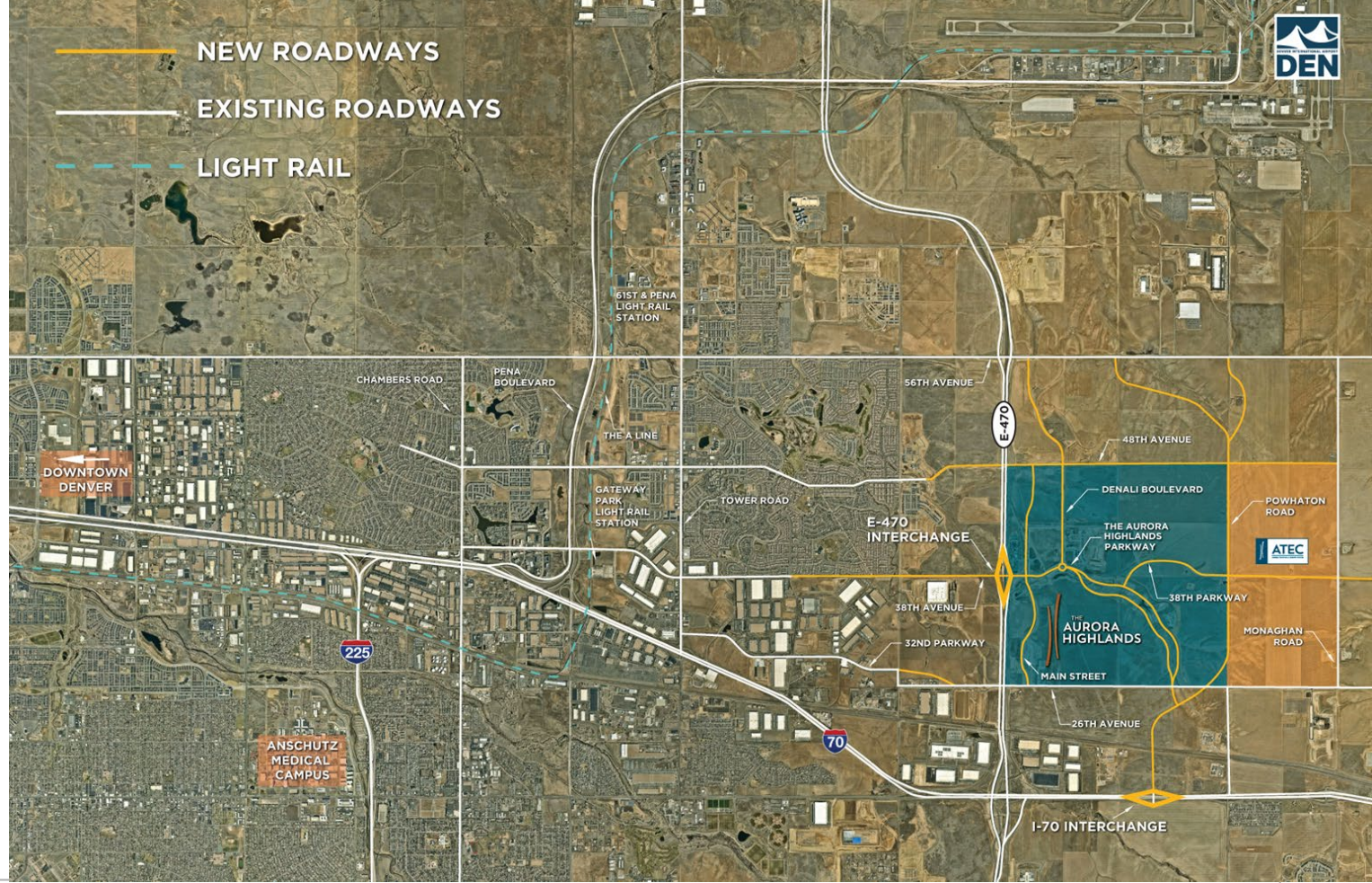
— EXISTING ROADWAYS

- - - LIGHT RAIL

ACCESS

Construction is underway on:

- TAH Parkway
- Main Street
- Denali Boulevard





02



THE MASTER PLAN

MASTER PLAN

- About 12,000 residential units will be home to more than 32,000 people
- 8 villages
- Attached homes: Richmond American Homes Urban Collections currently selling, Future Builders will be offering Motor Court homes
- Single-family detached home





PARKS & OPEN SPACE

- Over 21 miles of running, hiking and biking trails
- 12 neighborhood parks
- 20 pocket parks, all offering more than 400 acres of land dedicated to parks, trails and open space



HIGHLANDS CREEK PARK





THE WATER PARK

- Indoor Pool
- Indoor Water Play Structures
- Water Slide
- Sun Deck
- Volleyball Court
- Outdoor Splash Pad
- Field Areas
- Gender Neutral Changing Rooms



ICE & RECREATION CENTER

- Ice Arena Complex
- eGaming Room
- Community Rooms
- Basketball Court
- Workout Facility
- Climbing Wall
- Child Care Center



NORTH HIGHLANDS MARKET: A MULTI-USE, MULTI-MODAL DESTINATION





MEDICAL & CORPORATE CAMPUS: JOB OPPORTUNITIES FOR THE REGION



INVESTING IN THE COMMUNITY'S NEEDS: FOUR FUTURE SCHOOLS





HOME BUILDERS

- Richmond American Homes currently selling single family homes and their Urban Collection of paired homes
- Pulte Homes is finalizing plans and pricing in the next several weeks. Sales start in the fall.
- Colorado-Based Bridgewater Homes is contracted to purchase 200 homesites. Sales may start by end of year.

Additional Future Builders

- DR Horton Homes
- Century Communities
- Taylor Morrison Homes
- Tri Pointe Homes
- Dream Finder Homes

Richmond American Homes



Richmond American Homes Urban Collection



Pulte Homes



Bridgewater Homes



FIRST PHASE

- 840 Homesites
- Pulte Homes
- Richmond American Homes





RICHMOND AMERICAN HOMES

- Building homes for over 40 years
- Colorado's largest builder with over 55,000 homes built
- Over 200,000 homes built across the nation
- Visit their model homes onsite for more information!

Monday - Thursday: **10am - 6pm**

Friday: **12pm - 6pm**

Saturday - Sunday: **10am - 6pm**





NOW SELLING

SEASONS COLLECTION

- Floorplans Available: **6**
- Model Homes: **Lapis & Alexandrite**
- Estimated Price Range: **From the low \$500s**
- Approximate Sq. Ft.: **1,400 - 2,210**
- Bed Count: **2-4**
- Stories: **Ranch & 2-Story Available, Temperature Controlled Crawl Space**

Lapis





NOW SELLING

RICHMOND AMERICAN COLLECTION

- Floorplans Available: **5**
- Model Homes: **Hemingway & Arlington**
- Estimated Price Range: **From the \$600s**
- Approximate Sq. Ft.: **1,970 - 2,770**
- Bed Count: **3-6**
- Stories: **Ranch & 2-Story Available, Finished or Unfinished Basement Available**



NOW SELLING

URBAN COLLECTION

- Floorplans Available: **2**
- Model Homes: **Boston & Chicago**
- Estimated Price Range: **From the \$410s**
- Approximate Sq. Ft.: **1,260 - 1,470**
- Bed Count: **2**
- Stories: **2-Stories with Crawl Space**



PULTE HOMES

- NEW TO THE DENVER AREA

PINNACLE COLLECTION

- Floorplans Available: **4 Single & Two-Story**
- Approximate Sq. Ft.: **1,779 - 2,843**
- Bed Count: **3-6**

CREST COLLECTION

- Floorplans Available: **4 Single & Two-Story**
- Approximate Sq. Ft.: **2,455 - 3,382**
- Bed Count: **4-6**

SUMMIT COLLECTION

- Floorplans Available: **Two-Story Detached Clustered - Coming mid-2022**



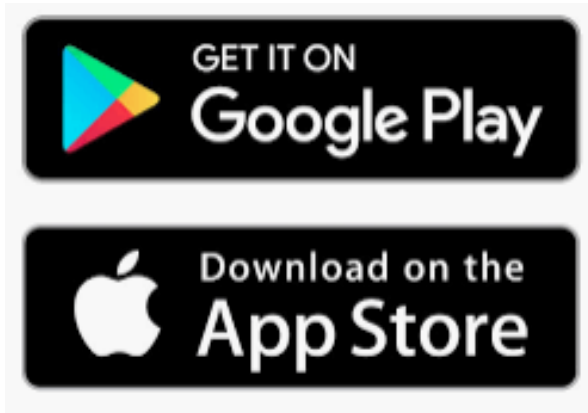
03



THE BROKER APP



THE AURORA HIGHLANDS BROKER APP





THE AURORA HIGHLANDS BROKER APP



Supply real-time updates so that agents can act upon available residential inventory and new offerings.



Real estate agents who register clients through the app will also receive a full co-op commission.



Receive invitations to broker-related events, giveaways and incentives.



FEATURES



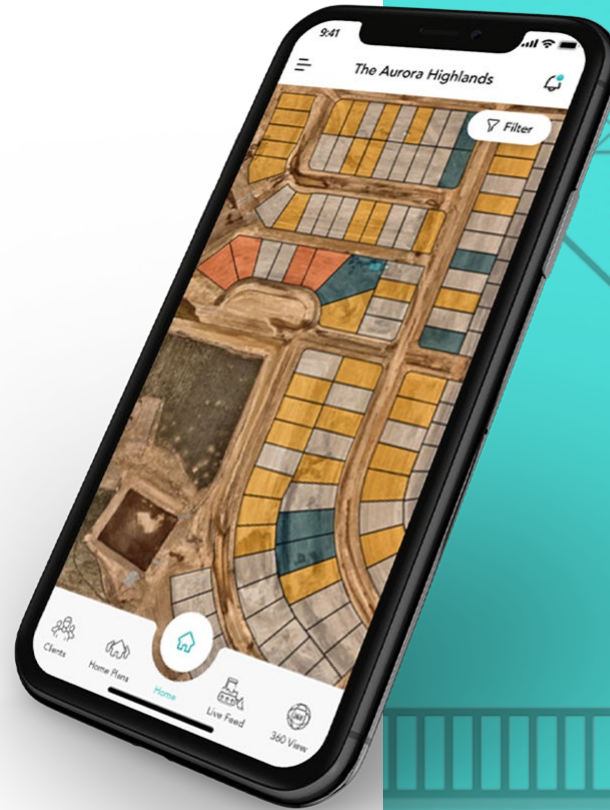
Newly developed user experience, complete with intuitive navigation and new tools/resources to help you find the right home for your client.

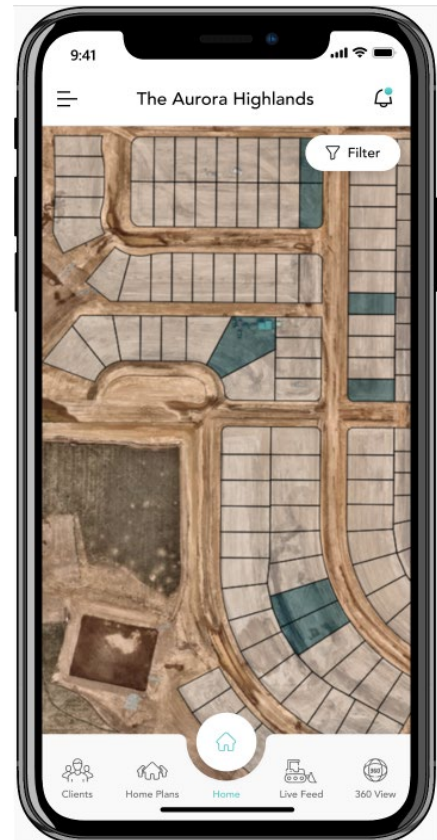
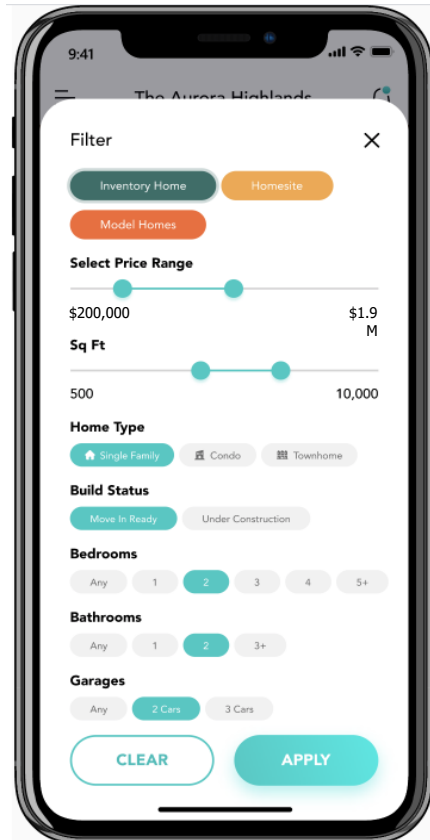


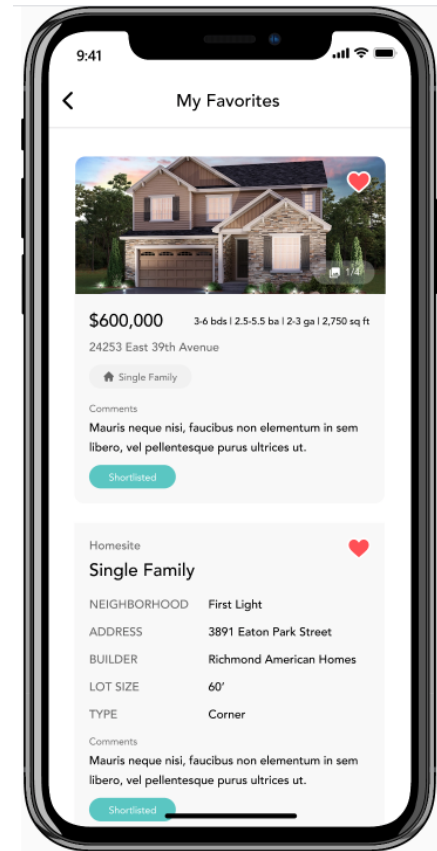
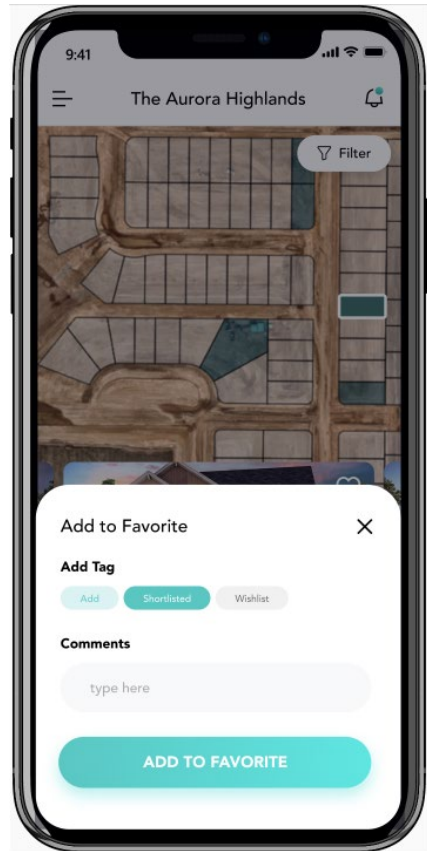
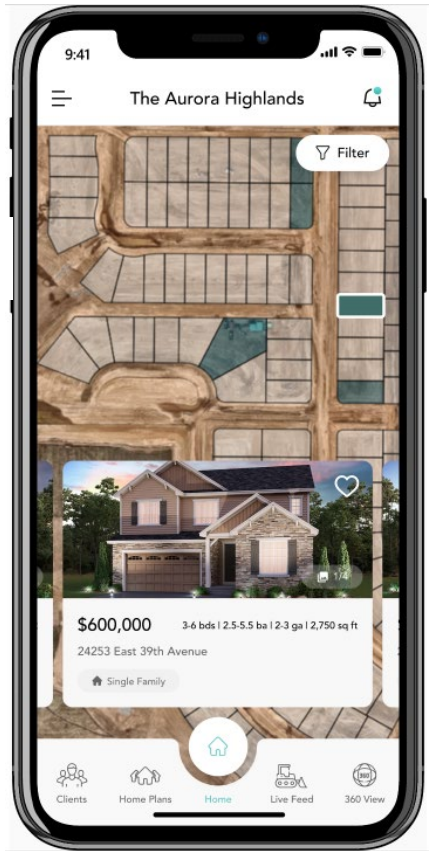
Real-time map view, filter functionality and inventory list to search exactly what your clients are looking for.



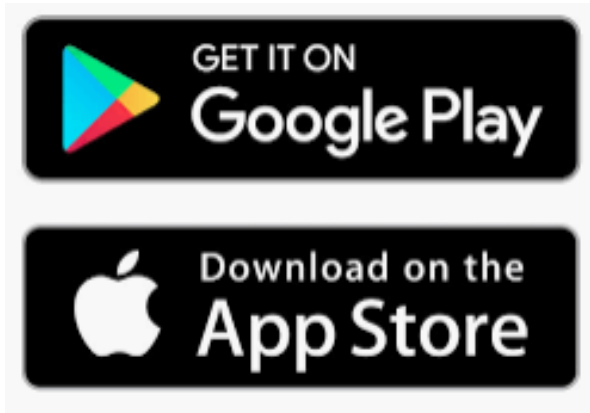
Updated and expanded builder profiles and shareable information complete with floor plans and elevations.







THE AURORA HIGHLANDS BROKER APP





04



THE VISITOR CENTER



VISITOR CENTER





THE CLOSING TABLE





05



THE MARKETING



SWAG & COLLATERAL



REACHING HOME BUYERS IN THE MARKET



Billboard



THE
**AURORA
HIGHLANDS**

I-70 and E-470
TheAuroraHighlands.com



**LIVE HERE.
CONNECT EVERYWHERE.**

THE
**AURORA
HIGHLANDS**

I-70 and E-470

TheAuroraHighlands.com

Bus Shelter

REACHING HOME BUYERS IN THE MARKET

WELCOME TO THE AURORA HIGHLANDS

A new 3,100 acre master-planned community where the best things in life connect.

 5 Minutes To DIA	 25 Minutes To Denver
 21 Miles of beautiful trails	 500 Acres of parks and open space

At The Aurora Highlands, we've thought of how to create connections from all angles—the excitement of city life, peaceful wide open spaces, and a community of diverse and welcoming neighbors.

Highlands Creek Park is sure to be the focal point. Embracing the true Colorado lifestyle, this open area will be a gathering place for all. At nearly 100 acres, the Park will feature public art installations, performance plazas, climbing walls, a zip line, nature play and linear challenge courses and pollinator gardens.

Our community is designed with a mix of single family and multi-family homes, affordable to luxury options, and small to large homesites. With new schools, shopping and dining, and a state-of-the-art recreation center complete with an indoor pool and water park, climbing wall, and basketball court—there's something for everyone.

The Aurora Highlands will be a one-of-a-kind place that connects urban and suburban, mountains and the plains, vibrant possibilities and extraordinary people.

Live here, connect everywhere. E-470, two miles north of I-70.



CENTURY
COMMUNITIES

RICHMOND
COMMUNITIES

TheAuroraHighlands.com |  



Print Ad

REACHING HOME BUYERS IN THE MARKET

The Aurora Highlands

A bold look at Denver area's future: In Aurora, first large master plan in years has a fall-themed preview next weekend



A 110-foot clock tower rising east of the E-470 toll plaza will mark The Aurora Highlands' entryway. Right, artist's conception of some of the 400 acres of parkland.



On The HOME FRONT

Mark Samuelsen

Denver's amazing popularity with homebuyers — driving some of the fastest growth now in the entire nation — is prompting a bold look at the prime development opportunities along E-470 south of DIA, where the metropolitan area is about to get its first real master-planned community created in many years.

If you're driving E-470 south of the new Gaylord Rockies Resort & Convention Center, you can already see a 110-foot clock tower rising east of the beltway's toll plaza that will become a grand entryway to The Aurora Highlands — planned currently as a 3,150-acre community that will

IF YOU GO...

WHAT: The Aurora Highlands, 3,150-acre master-planned community with parks, schools, water park, ice and Recreation Center; sign up on the priority reservation list for early information on available sites at the Sneak Preview event.

WHERE: From northbound E-470 about 2 miles north of I-70, exit at The Aurora Highlands Parkway (exit 22) and turn east.

PRICE: Homes from multiple builders from the \$300s to \$1M-plus

WHEN: Sneak Peek on Saturday and Sunday, Oct. 26-27, 10 a.m. - 5 p.m., pumpkin patch, hayride

PHONE: 720-372-1710

WEB: TheAuroraHighlands.com

and multifamily designs, offered in eight residential villages. There will be a mix of homes for families wanting affordability, as well as move-up homes and semi-custom designs, providing an amenity-filled community for all homebuyers.

what developers have named The Ice and Recreation Center, to house a climbing wall, basketball court and hockey rink; and The Water Park, with indoor pools, water play structures, outdoor volleyball court and sun deck. There are four school sites planned.

Developer Carlo Ferreira says the accessibility here will also appeal to dual-income households, as they are located between DIA, the Anschutz campus, DTC, and/or north I-25 — all within reach.

"This is the most conveniently located site in the metro area for a true master-planned community," he says, noting that driving from downtown Denver to the site is about 15 minutes — 38 minutes during rush hour.

Ferreira and his team, with vast experience around the southwestern U.S., began watching this site in 2014.

"We recognized that new-home construction had not met pent-up demand, and not able to keep up with rapid job and population growth here," he says. "Even

for The Aurora Highlands, including Colorado-based Richmond American and Century Communities, plus a builder familiar in northern Colorado, Bridgewater Homes, bringing semi-custom homes into metro Denver.

"We're thrilled to introduce a unique product," said Leslie Moen, Bridgewater's co-founder, "and to create a community and in partnership with The Aurora Highlands that's truly different than what's currently offered."

Stop by to sign up on a priority reservation list at the sneak preview next weekend, Oct. 26-27, 10 a.m. to 5 p.m., with fall festivities, food trucks, a hayride, giveaways and a pumpkin patch.

Homebuyers on the priority list can preview sites and reserve one before they're released to the public.

From northbound E-470 about 2 miles north of I-70, exit at The Aurora Highlands Parkway (exit 22) and turn east; or learn more at TheAuroraHighlands.com.

The Denver Post

YOU'RE INVITED TO OUR NEXT HAPPY HOUR

- Gaylord Rockies Mountain Pass Sports Bar Upper Level
- August 19, 2021
- 4:30-7:30 pm.
- Complimentary drinks and appetizers



THE AURORA | HIGHLANDS

 THURSDAYS ARE HAPPY 

You're invited to our
Realtor Happy Hour

Hosted at
 GAYLORD ROCKIES™

**Mountain Pass Sports Bar
Upper Level**

August 19, 2021 | 4:30-7:30 p.m.

Please join us for complimentary drinks and appetizers, while you learn about the new builders and products coming to The Aurora Highlands, the most exciting new master-planned community in the region.

RSVP Today

THANKS



Questions?

TheAuroraHighlands.com

Info@TheAuroraHighlands.com

720.372.1710

