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**Prime E470 Site Slated for Development**  
*Major Employment Center for Aurora*

Denver, CO (September 22, 2005)—A 500 acre site at the intersection of E470 and Interstate 70 was purchased recently by South Carolina-based RealtiCorp for development into a mixed use urban community. The local property sellers were Ringsby Realty Corp. and HMB Partners, Inc.

Growth projections indicate that over 500,000 people will live within ten miles of the I70 and E470 junction within 20 years. Horizon City Center is envisioned to become a new urban center for the eastern metro area, with a mix of residential, commercial and retail uses.

Conceptual plans call for approximately 2,800 residential units, 3 million square feet of commercial space and 2 million square feet of retail.

Located just southwest of the ProLogis headquarters, Horizon City Center will be a key employment center for the city of Aurora. An office campus, a regional mall or lifestyle center and a local town center are projected to employ approximately 26,000 people.

“Horizon City Center will have superb highway access, proximity to new residential developments and on-site retail services, making it an ideal location for large and small employers,” said Alan Ballew, president and chief executive officer of RealtiCorp.

The City of Aurora also has high hopes for the project.

"The intersection of I-70 and E-470 is a great location and this project will be at the focal point of the region's commercial future," said Mayor Ed Tauer.

Future development will have an urban flavor, with design standards favoring a variety of architectural styles, pedestrian-friendly streets and public amenities. Local streets such as Colfax Avenue and Sixth Avenue will be extended through the community. A large Central Park and plaza will host community events.

The centerpiece of Horizon City Center will be a mixed use, transit-oriented Town Center. This area will feature higher density residential and office space along a main street, public plaza and a future transit stop. A separate regional retail center will include a mix of national and local or regional stores, and a corporate campus will accommodate numerous employers. Two predominately single family neighborhoods will surround two sides of the Town Center.

Design Workshop created the project's design standards and framework development plan. Infrastructure development for the 12 to 15-year project is scheduled to begin in late 2006.

Greenville, South Carolina-based **RealtiCorp** is a land investment company that buys and sells mixed-use and single-purpose land parcels for retail, multi-family, office industrial and single-family developments. Founded in 1996, RealtiCorp has executed over \$300 million in land transactions.

**Ringsby Realty Corp.** is a local brokerage, investment and consulting firm. Founded in 2002, the firm specializes in land investment for industrial and office development.

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**HMB Partners, Inc.** is a real estate investment and development company headquartered in Denver. Founded in 1989, HMB's primary focus is lifestyle community development. Major acquisitions have been made in Denver as well as New Mexico, Arizona, California, and Texas.

The local project manager for Horizon City Center is Anne Rosen, founder of **Zing! Development Strategies** and former real estate director for the Lowry Air Force Base redevelopment. Rosen provides a wide variety of services to clients and development partners, including project management, development strategy, land planning and contract negotiations.

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