



HIGHPOINT

• INDUSTRIAL ELEVATED •

LABOR & DEMOGRAPHICS

- **PATH OF GROWTH - DELIVERING WORKFORCE AND CONSUMERS** - HIGHPOINT IS IN THE **PATH OF GROWTH** AND IN DENVER'S FASTEST GROWING REGIONS - DELIVERING ON BOTH WORKFORCE AND CONSUMERS.
- **STRATEGICALLY LOCATED** - NOT ONLY IS HIGHPOINT STRATEGICALLY LOCATED TO ACCESS 75% OF COLORADO'S GROWING POPULATION WITHIN 60 MILES, THE PROJECT IS SURROUNDED BY SOME OF THE FASTEST GROWING COMMUNITIES IN THE STATE.
- **SURROUNDING DEVELOPMENT** - RESIDENTIAL DEVELOPMENT IN THE SURROUNDING COMMUNITIES OF DENVER, AURORA AND COMMERCE CITY HAS BEEN RAMPANT, BRINGING THOUSANDS OF SINGLE-FAMILY, ATTACHED AND APARTMENT HOMES TO THE MARKET IN RECENT YEARS. ANOTHER 32,000 HOMES ARE PLANNED FOR THE IMMEDIATE AREA BOUNDED BY PENA BOULEVARD, I-70 AND E-470. BY 2040, NEARLY 50,000 HOUSEHOLDS AND 83,00 JOBS ARE PLANNED FOR THE AREAS SURROUNDING HIGHPOINT, ACCORDING TO NEATS REPORT BY ECONOMIC AND PLANNING SYSTEMS

STRATEGICALLY
LOCATED TO ACCESS
75% OF COLORADO'S
GROWING
POPULATION WITHIN
60 MILES



COMMUNITY PROFILE (30 MINUTE DRIVE)

HP HIGHPOINT
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AVERAGE OF INDUSTRIAL MARKETS
CLASSIFIED AS "REGIONAL HUBS"*



ANNUAL POPULATION GROWTH RATE
(2020-2025):

1.90%

0.88%



POPULATION:

1.9 MILLION

3.9 MILLION



MEDIAN HOUSEHOLD INCOME:

\$79,385

\$70,466



MEDIAN AGE:

35.8

38.5



AVERAGE HOUSEHOLD SIZE:

2.56

2.58



MEDIAN HOME VALUE (OWNER-OCCUPIED)

\$405,039

(VS. \$601,863 DENVER METRO MEDIAN HOME SALES PRICE
(JULY 2020))

\$235,127

*AVERAGE CALCULATED USING STANDRAD METROCBSA DEMOGRAPHIC DATA, NO DRIVE DISTANCE LIMIT SET

LABOR MARKET ANALYSIS

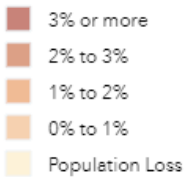
THE SITE IS SITUATED IN AN AREA OF 3% GROWTH OR HIGHER IN THE NEXT FIVE YEARS. MANY AREAS IN THE EAST DENVER METRO NEAR THE SITE WILL BE ANTICIPATING GROWTH AS WELL.

30 minute drive time

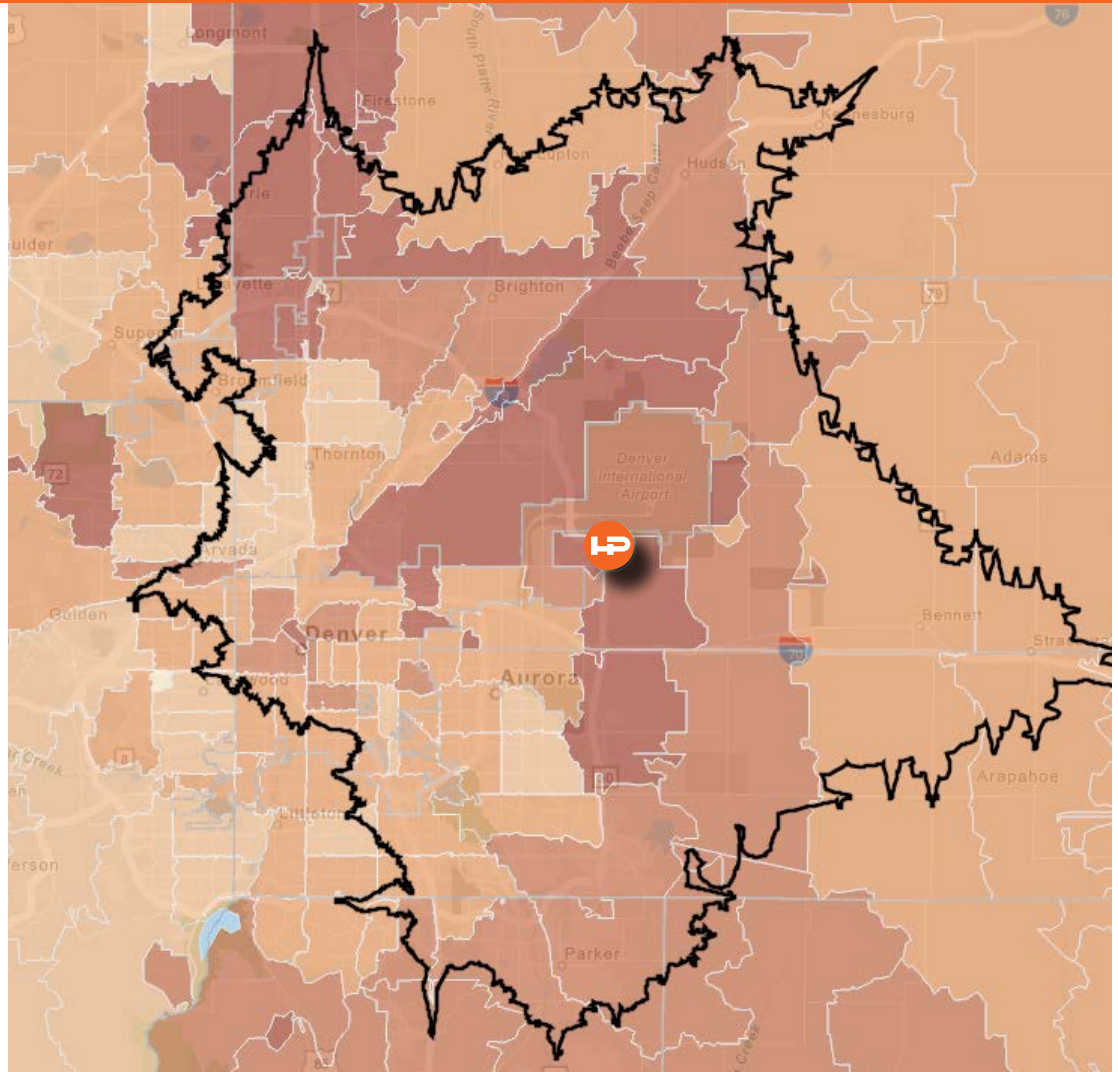


2019-2024 Population Growth

ZIP Code

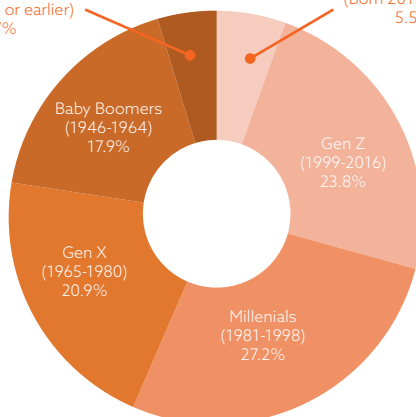


Surrounding Population by
Generation: Higher than
Average Share of "Working
Age" Population



Greatest Generation
(Born 1945 or earlier)
4.7%

Generation Alpha
(Born 2017 or later)
5.5%

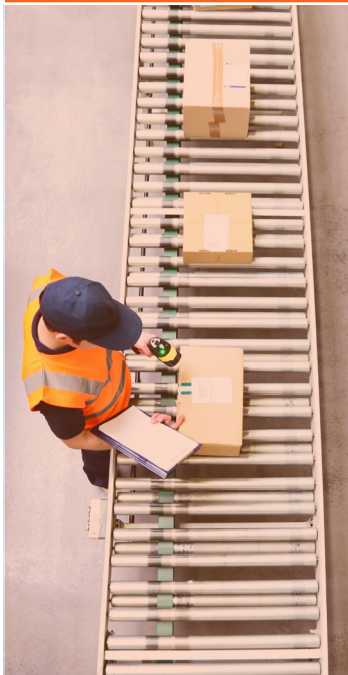




HIGHPOINT

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WITHIN A 30 MINUTE DRIVE TIME THERE ARE 59,900 TRANSPORTATION AND WAREHOUSE WORKERS. A HIGH DENSITY OF THIS SKILL SET LIVE IN THE AURORA AREA AND NORTH DENVER. BOTH LOCATIONS HAVE GOOD ACCESS TO THE SITE FROM E-470



30 minute drive time



Skill Set Density: Logistics

per 1 sq mi

≤ 10

≤ 25

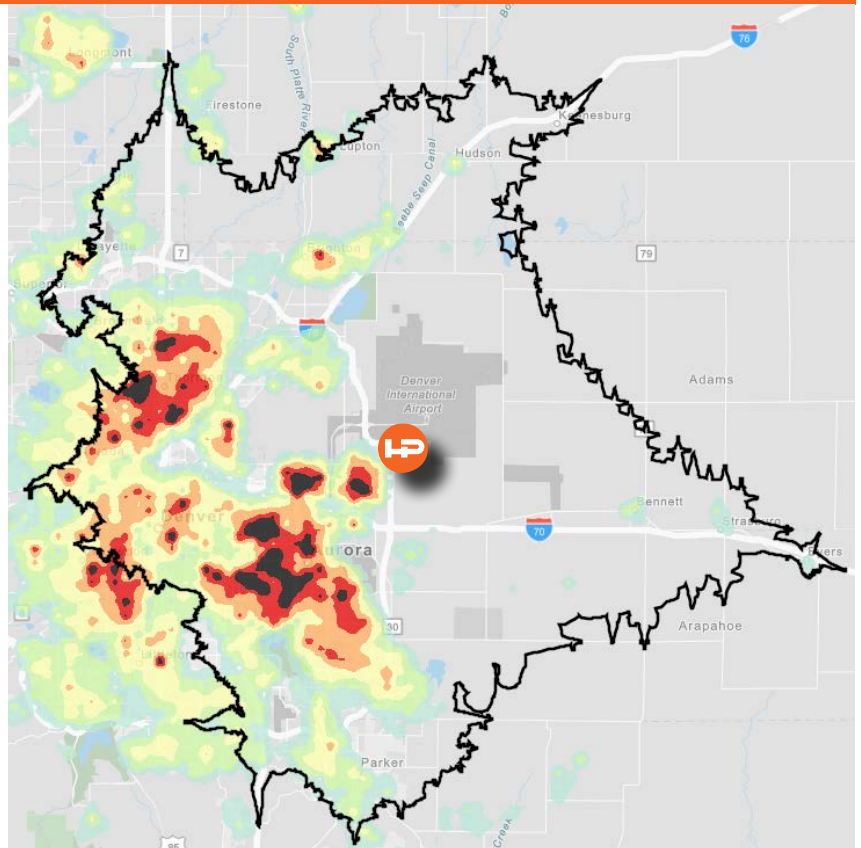
≤ 50

≤ 100

≤ 150

≤ 200

201 or more



WORKFORCE SNAPSHOT (30 MINUTE DRIVE)



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LABOR FORCE:

1,065,038

2,022,634



AVG. WAREHOUSE LABORER SALARY:

\$30,804

\$29,511



TRANSPORTATION & WAREHOUSING
WORKERS:

59,900

43,375



UNEMPLOYMENT RATE:

4.3%

13.0%



BLUE COLLAR EMPLOYMENT

18.5%
(AS A % OF TOTAL)

17.8%
(AS A % OF TOTAL)

*AVERAGE CALCULATED USING STANDARD METROCSA DEMOGRAPHIC DATA, NO DRIVE DISTANCE LIMIT SET