

# SOUTH ACADEMY STATION El Paso County, Colorado

## PROJECT DESCRIPTION

Site planning and all major entitlement work has been completed for South Academy Station, a 500,000 square foot project that will include both a Walmart and a Sam's Club. The project sits across the street from Fort Carson and Pikes Peak Community College. Subject to completion and closing on agreements with the primary anchors, grading work is to begin at the end of 2011. More than 2.5 million cubic yards of dirt will need to be moved to accommodate a project of this scope. After five years of unsuccessful attempts by other developers to develop this project location, THF Realty's Project Manager Karen Blumenstein was able to negotiate an arrangement with the property owner which made the project viable. Approximately \$36 million in public improvements funded through a Public Improvements Fee program and ultimately a metro district bond issuance will help make this project possible.

## WOMEN MAKING IT HAPPEN

Karen Blumenstein, THF Realty  
 Sarah Tasker, Sherman & Howard L.L.C.  
 MaryAnn McGeady, McGeady Sisneros, P.C.  
 Kathy Kanda, McGeady Sisneros, P.C.  
 Kimberly Martin, Otten Johnson  
 Robinson Neff + Ragonetti, P.C.  
 Tiffany Watson, CLC Associates, Inc.



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