

NIGON PROPERTY
ROCHESTER, MINNESOTA

Del Webb®

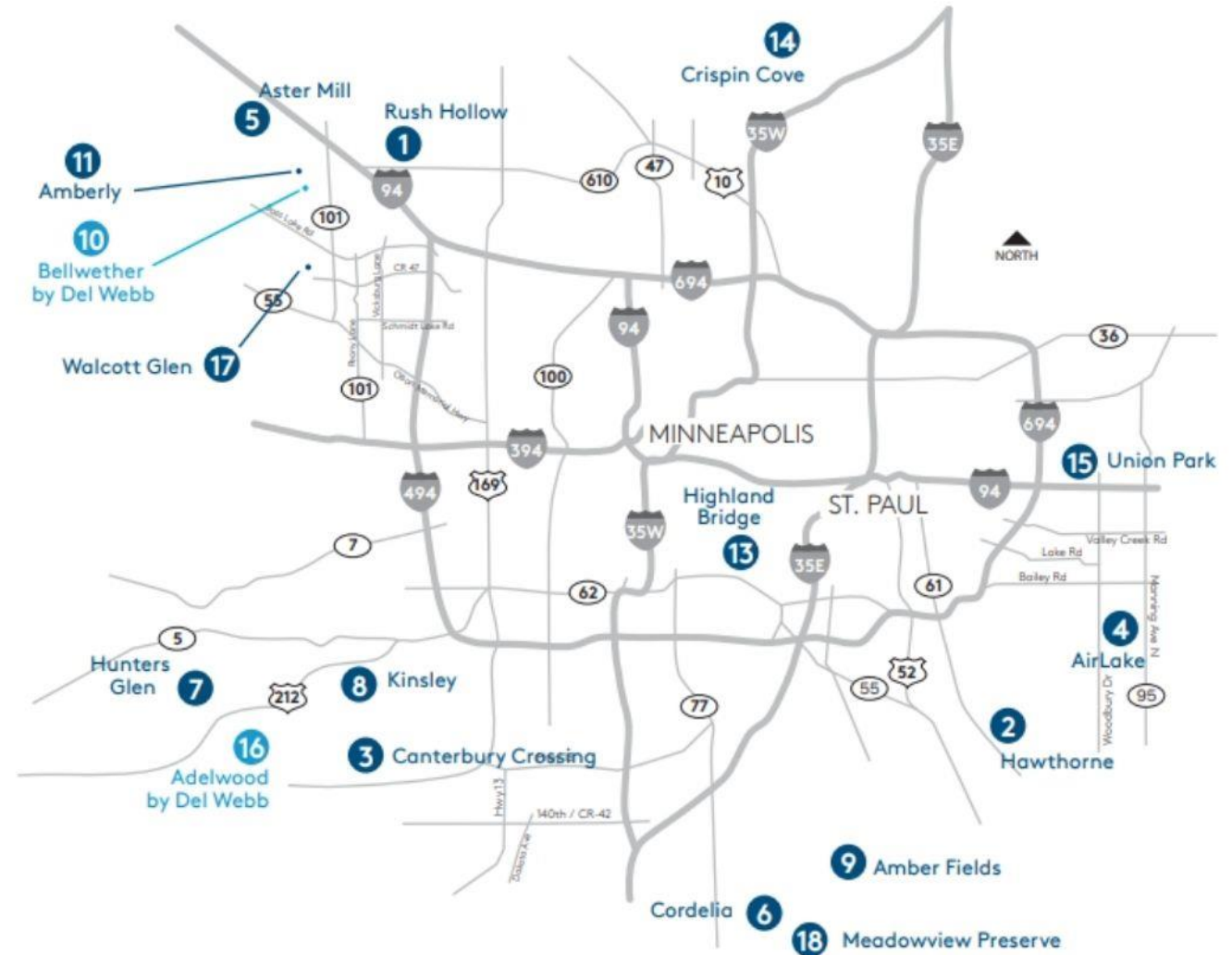
COUNTRY CLUB
ROAD



WHO IS PULTEGROUP?



- BUILDING HOMES SINCE 1950
- BUILD AND CLOSE MORE THAN 600 HOMES ANNUALLY IN THE TWIN CITIES
- OPERATE IN 45+ MARKETS IN THE UNITED STATES



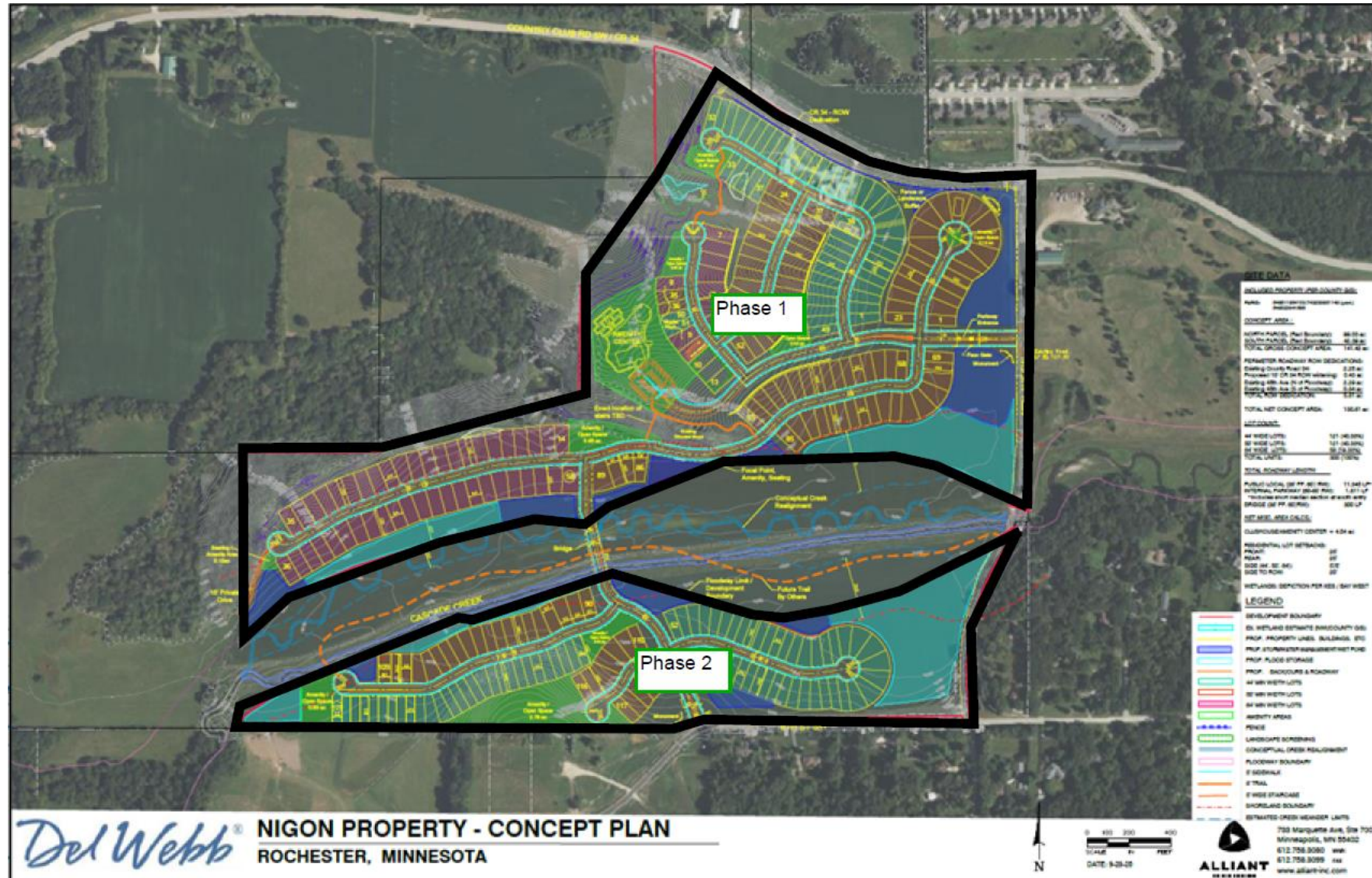
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- Preliminary Plat approval
- Rezoning to R-2 – Low Density Residential
- Major Land Subdivision Permit.
- Shoreland Protection Permit.
- Floodplain Development Permit.

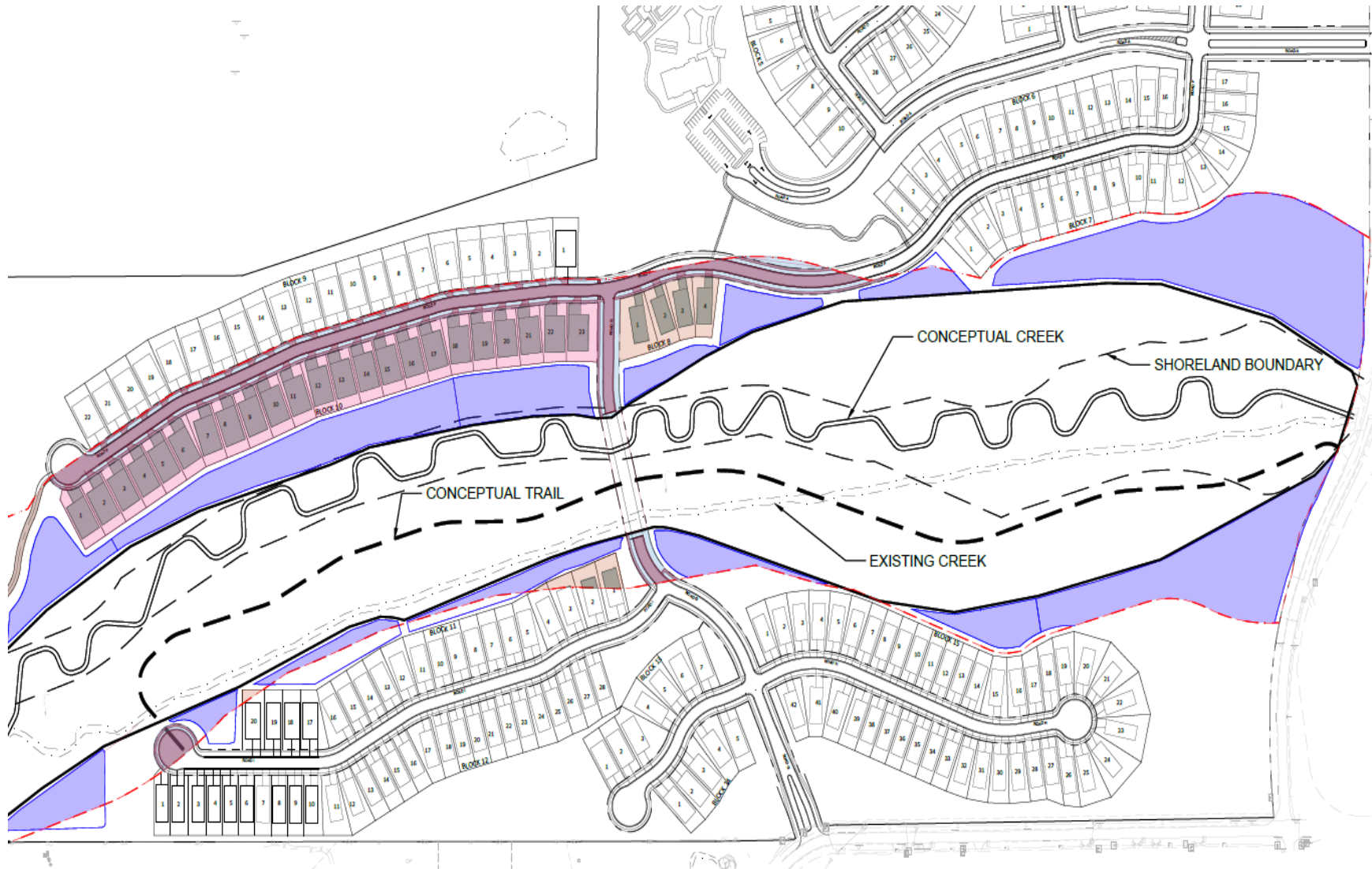
- Build a Del Webb neighborhood.
- 300+ Homes
- Amenity rich neighborhood.
- Facilitating the Cascade Creek Rehabilitation.

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Cascade Creek Rehabilitation

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Cascade Creek Rehab Project

- City, County and DNR Expressed an interest in rehabilitating Cascade Creek.
- Pulte released its interest in this portion of the site.
- City is buying the floodway from the land owners.
- DNR has grant money and will design the project.
- Likely construction 2026/2027.
- Benefits
 - Controlling the flow of the water through.
 - Improved water clarity.

44-Foot Wide Lots

Del Webb®



- 34-Foot Wide Homes
- 1,300 - 1,500 Square Feet
- Appeals to
 - Singles
 - Widows/Widowers
 - Part-time Residents

50-Foot Wide Lots

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- 40-Foot Wide Homes
- Popular with Couples

64-Foot Wide Lots

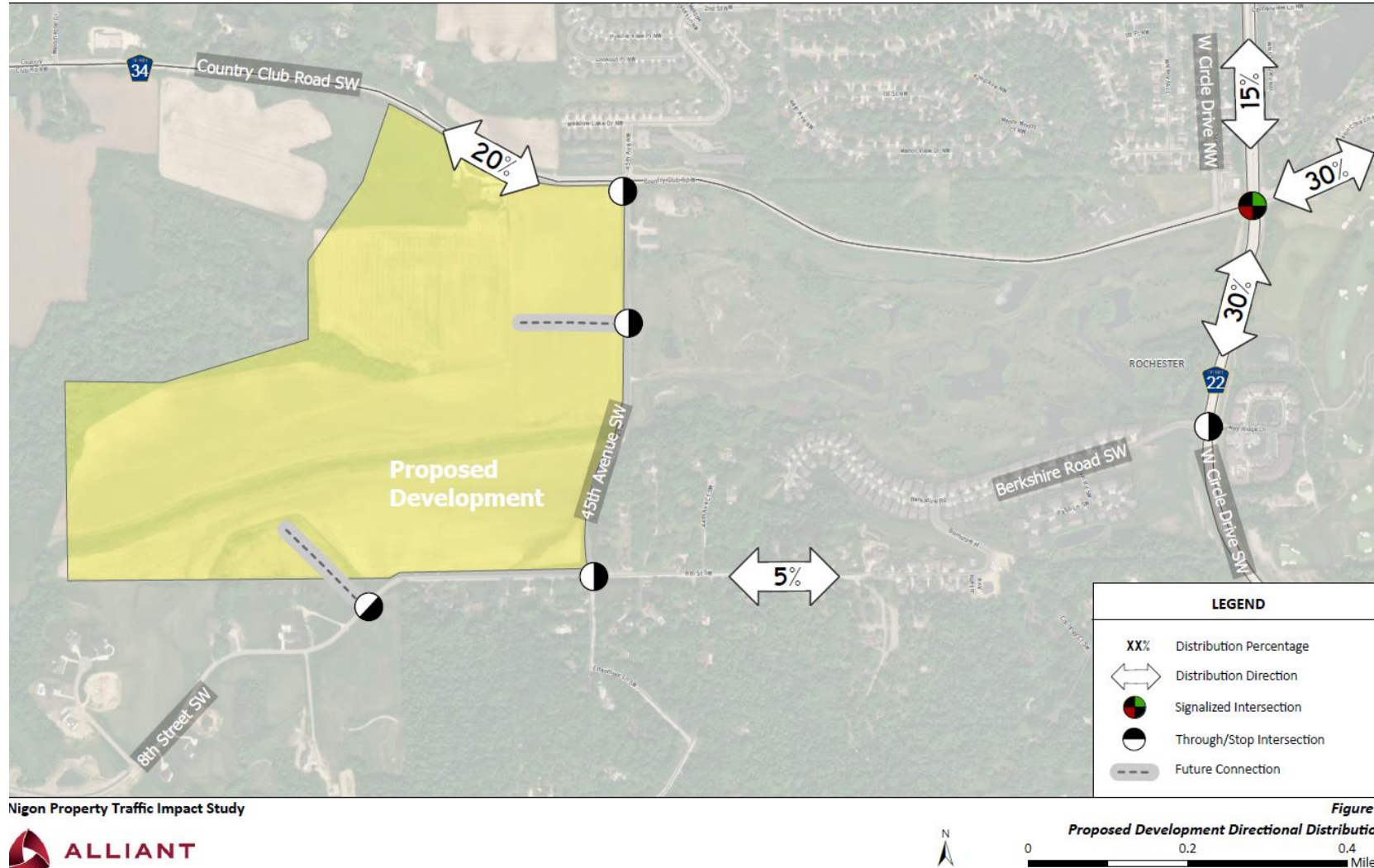
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- 54-Foot Wide Homes
- Luxury Home with:
 - 3 Car Garages
 - Higher Ceiling Plates
 - Basements
 - Premium Homesites

Traffic Study Results

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Trips Generated

- AM Peak Trips -76 trips
- PM Peak Trips – 95 trips
- Daily trips generated 1,366
- 95% of traffic will go to Country Club Road from 45th.

Traffic Study Facts

- Assumed a higher number of units than what is being proposed.
- Study concluded – No loss of service.
- Therefore, no mitigation required.

WHAT MAKES A DEL WEBB COMMUNITY?

Del Webb®

- Age Restricted (55+)
- Size and Scope of Amenities
- Facilitated Active Lifestyle with Programmed Activities
- Multiple Types of Homes Designed for 55+
- Showcased Presentation (Entrance, Beauty, Maintenance)
- Resort-like Environment





THE BRICKSTONE CLUB
ADELWOOD BY DEL WEBB | CHASKA, MN





HIGH LEVEL SCHEDULE

Del Webb®

2025

EAW; Preliminary Plat & Other Entitlements

SPRING 2026

Begin Site Development

JANUARY 2027

First Homes for Sale

APRIL 2027

First Occupancies

SUMMER 2030

Full Build Out and Occupancy

QUESTIONS?