

SMALL TOWN VALUES FOR 21ST CENTURY LIVING.

At Independence, timeless, small town values and space to roam coexist harmoniously with a visionary approach to community building. By leveraging innovative infrastructure, thoughtful amenities and modern technology, it's a community built for a more sustainable way of life.



COLORADO'S FIRST CONSERVATION COMMUNITY.

Independence is a Conservation Community raising the bar for how people should live harmoniously with the land, and one another. Here, beautiful new homes occupy acres of open space. Amenities are purposeful, creating a vibrant, connected, and healthy community. Most of all, sustainable infrastructure fosters a more intentional way of life, deliberately preserving what came before, conserving valuable resources, and leaving a smaller footprint along the way.

To us, a Conservation Community is defined by its focus on conservation, sustainability and restoration.

CONSERVATION COMMUNITY HIGHLIGHTS:

CONSERVATION

- Neighborhood parks within 1,000 feet of every home
- A state-of-the-art water conservation program offering the highest level of water recycling in Colorado
- 400 acres of open space
- Miles of biking and walking paths

SUSTAINABILITY

- Residences are smart-home ready and designed for maximum energy efficiency
- Over 3,000 new trees will be added to the community
- Smart streetlights and park lamps conserve energy and reduce light pollution
- The water recycling program helps reduce water use by up to 50%

RESTORATION

- Preservation of the original homestead, ranch buildings and three original windmills
- The old farmhouse serves as inspiration for the design of new residences
- Restoration of existing wetland habitat
- Protection of key wildlife corridors and natural vegetation

FOR MORE INFORMATION ON OUR CONSERVATION COMMUNITY,
VISIT INDEPENDENCEDENVER.COM



TRANSFORMING THE PAST INTO THE PRESENT.

The 1,000-acre parcel upon which Independence sits was a working family ranch from the 1860s until the late 2010s. To honor the legacy of the Bentley family, the homesteaders who originally owned and ranched this land, we are repurposing and renovating the original Sears & Roebuck Victorian kit home, barn, metal shed and windmills, so these iconic buildings can join the next century of Independence ranch-land living.

ROOM TO PLAY UNTIL THE DINNER BELL RINGS.

Feeling a true sense of belonging to a community has as much to do with how you feel inside your home as it does in the shared spaces surrounding it. Discover some of the exciting additions that make Independence really feel like home.

THE VIEWS

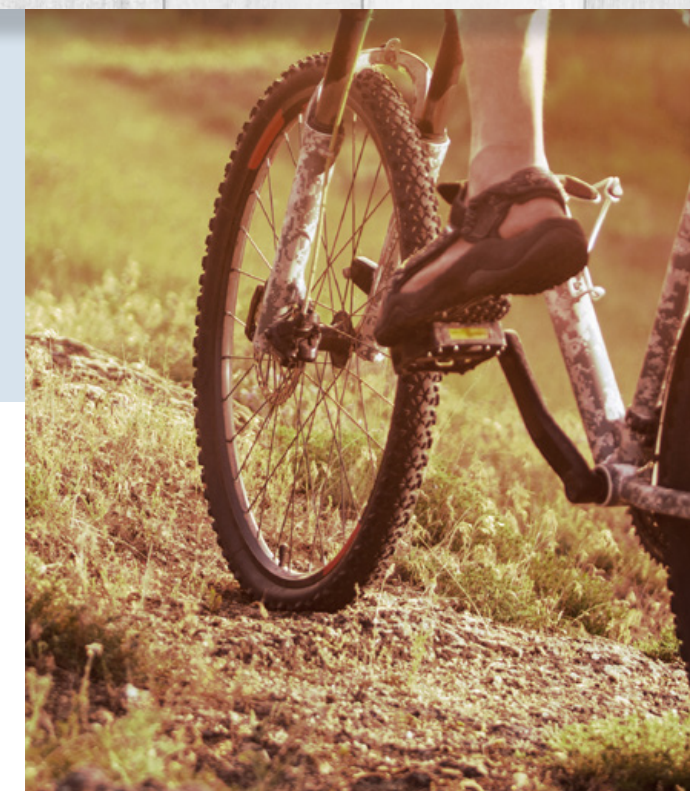
THE BEAUTY IS, THEY'LL STAY THIS WAY.

The unique topography, rolling hills and structure of our home clusters allow for natural, unobstructed views south to Pikes Peak, north to Longs Peak, the Front Range and the Black Forest to the east.

MORE MILES OF TRAIL THAN ROAD

HAPPY TRAILS, INDEED.

The miles of trails linking this sprawling community welcome families with dogs, bikes, scooters, rollerblades and skateboards to get some exercise, explore and breathe in the fresh air of our pristine western landscape.



PARKS & OPEN SPACE

LIVING HERE IS AN INVITATION TO ROAM.

With neighborhood pocket parks located within 1,000 feet of every home and open space running the entire swath of prairie, your kids will have plenty of space to play until the dinner bell signals it's time to come home.

FREE-RANGE KIDS

THE IMPORTANCE OF OPEN SPACE.

Kids were meant to play outside, to find inspiration in the natural landscape and to have room to roam, and grow. With more miles of walking and biking paths than miles of road, Independence invites kids to be kids.



HOMESTEAD PARK

Anchored at the entrance to the Independence community, Homestead Park is a shared, historical space for all residents to enjoy. It's a tribute to the early ranch with many of the original buildings that are being transformed into innovative and useful amenities to bring neighbors and families together to play, relax and reconnect.

HOMESTEAD PARK AMENITIES:

RESTORED HISTORIC HOMESTEAD

COMMUNITY CLUBHOUSE

COMMUNITY GARDENS

OUTDOOR GRILLS & PICNIC TABLES

SHADED SEATING THROUGHOUT

COMMUNITY STARGAZER LOUNGE

COURTYARDS & FIRE PITS

DOG PARK

BIKE STORAGE


KIDS' PLAYGROUND

ADDITIONAL COMMUNITY HIGHLIGHTS

The Independence Community has been thoughtfully planned with several amenities to make living here as enriching, fulfilling and resourceful as possible, including:

- Every home is wired for high-speed Wi-Fi and solar panels
- Smart street and park lighting decrease energy usage and light pollution
- Trails leading to bluffs, overlooks and sweeping views throughout the property
- Two community ponds connected to the trail system
- Natural occurring rock outcropping preserved and repurposed into a neighborhood playground
- Land dedicated for future school, fire and sheriff's department
- Dedicated community Park & Ride for carpooling
- Native flowers planted throughout the community for bee pollination

FOR MORE INFORMATION ON COMMUNITY AMENITIES, VISIT [INDEPENDENCEDENVER.COM](https://www.independencedenver.com)

A SIMPLER WAY OF LIFE 

JUST CLOSE ENOUGH TO EVERYTHING.

Independence offers space to spread out and views that stretch for miles. Still, it's centrally located just 30 minutes from DIA and major commercial districts including Parker and the DTC, and only 40 minutes from downtown Denver.





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