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Eastside Highway Development Site

420 Ambrose Creek Road, Lot 16A
Stevensville, Montana
±4.80 net acres | Development Land

Exclusively listed by:
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Contents

(click to jump to section)

[Executive Summary](#)

[Interactive Links](#)

[Property Details](#)

[Demographics](#)

[Market Overview](#)

[Brokerage Team](#)

[Limiting Conditions](#)

Opportunity Overview

420 Ambrose Creek Road, Lot 16A is a ±4.80-acre commercial parcel at the corner of Eastside Highway and Ambrose Creek Road in Stevensville, Montana. The site has frontage on Eastside Highway with an average daily traffic count of roughly 6,000 vehicles, and a planned roundabout at the intersection is set to improve access and visibility over time. Construction has commenced on the roundabout with utility relocations underway through the summer of 2026 and construction set to begin in fall.

The property carries DEQ utility approvals for two septic systems and a shared well, and is approved for up to four individual commercial buildings. Current water and sewer approvals support two of the four building pads, with additional DEQ approval needed for the remaining two. Flat topography, quality soils, and pre-engineered infrastructure plans make the site shovel-ready.

Located about 40 minutes from Missoula and 30 minutes from Hamilton, the site suits a range of uses, including retail and neighborhood commercial, professional and medical office, service businesses, small-bay industrial, and residential development. With established neighborhoods on all sides and no formal zoning in place, a buyer has room to plan around their own use, whether commercial or residential.

A shovel-ready ±4.80-acre site at the future Eastside Highway roundabout, positioned for visibility, access, and long-term growth.

Address	420 Ambrose Creek Road, Lot 16A Stevensville, Montana 59870
Purchase Price	\$600,000
Property Type	Commercial Land
Total Acreage	±4.80 Net Acres (±209,088 SF)
Utility Approvals	Two (2) Septic Systems and Shared Well
Price Per Square Foot	\$2.87/SF

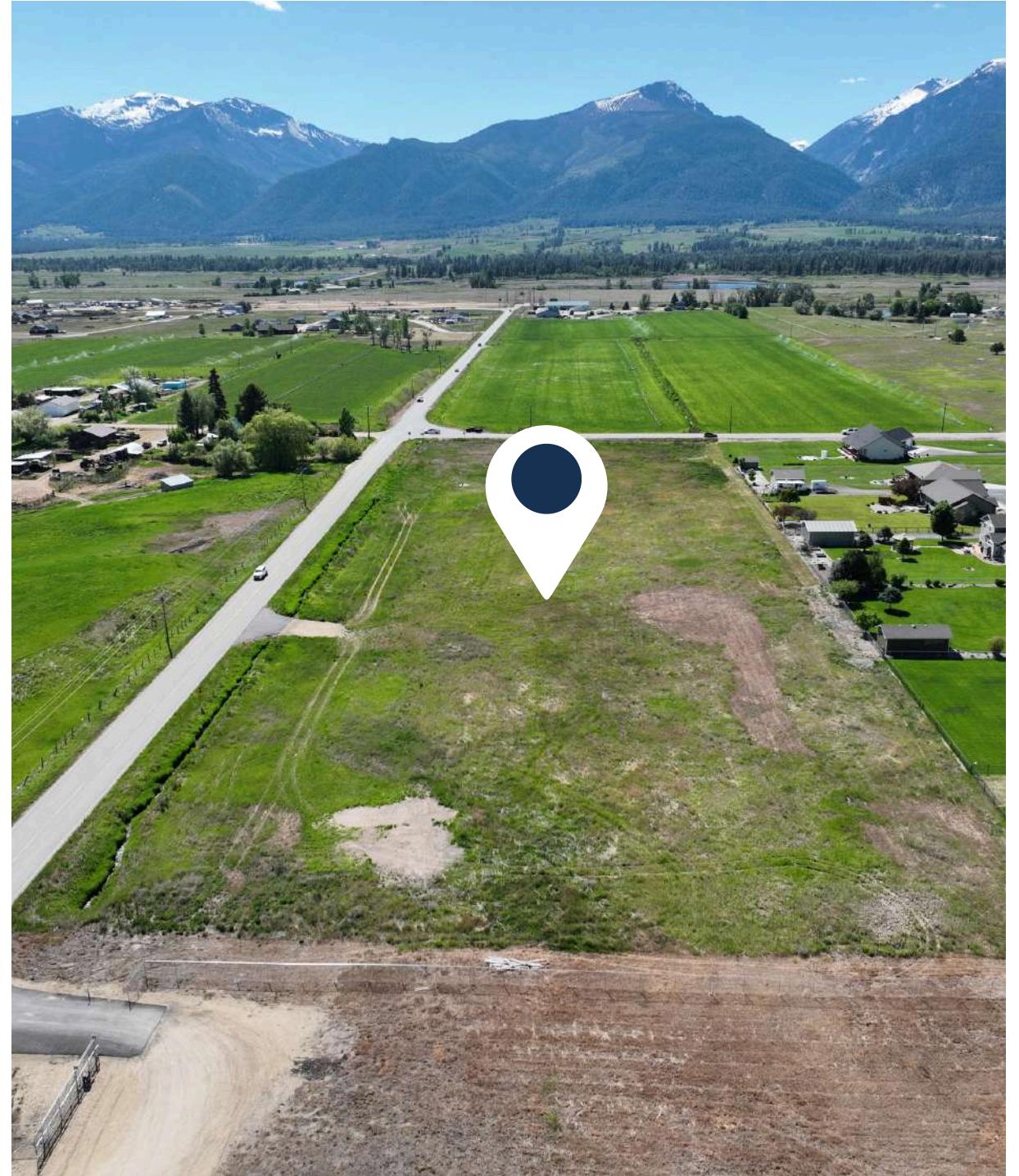
Interactive Links

 [Link to Listing](#)

 [Street View](#)

 [Video](#)

Note: If there are issues with video launch, you may need to update your PDF software or use the links above



Interactive Links

420 Ambrose Creek Road, Lot 16A

\$600,000 (\$2.87/SF)

Parcel Size	±4.8 Net Acres (±209,088 SF)
Geocode	1764-01-4-01-05-0000
Utilities	Approved for two (2) septic systems and a shared well
Zoning	No Current Zoning Designation
Access	Via Ambrose Creek Road
Services	Ravalli Electric Cooperative (REC)
Taxes	TBD (Plat Amended)
Traffic Count	6,000 VPD (AADT 2024 ROUTE 203, 2 mi NE of S-269)
US-93 Proximity	6.5 Miles (Stevensville, MT)
Broadband	CenturyLink; Grizzly Broadband; Rocky Mountain Internet; T-Mobile 5G Home





Excellent Access and Visibility-Located at the corner of Eastside Highway and Ambrose Creek Road



Building Approval-Site has been approved for up to four (4) individual commercial buildings



Utility Approval-Site has been approved for two (2) septic systems and a shared well.



Future Traffic Improvements-Planned roundabout will further enhance access and long-term visibility



Shovel-ready for retail, office, service, light industrial, or residential use.

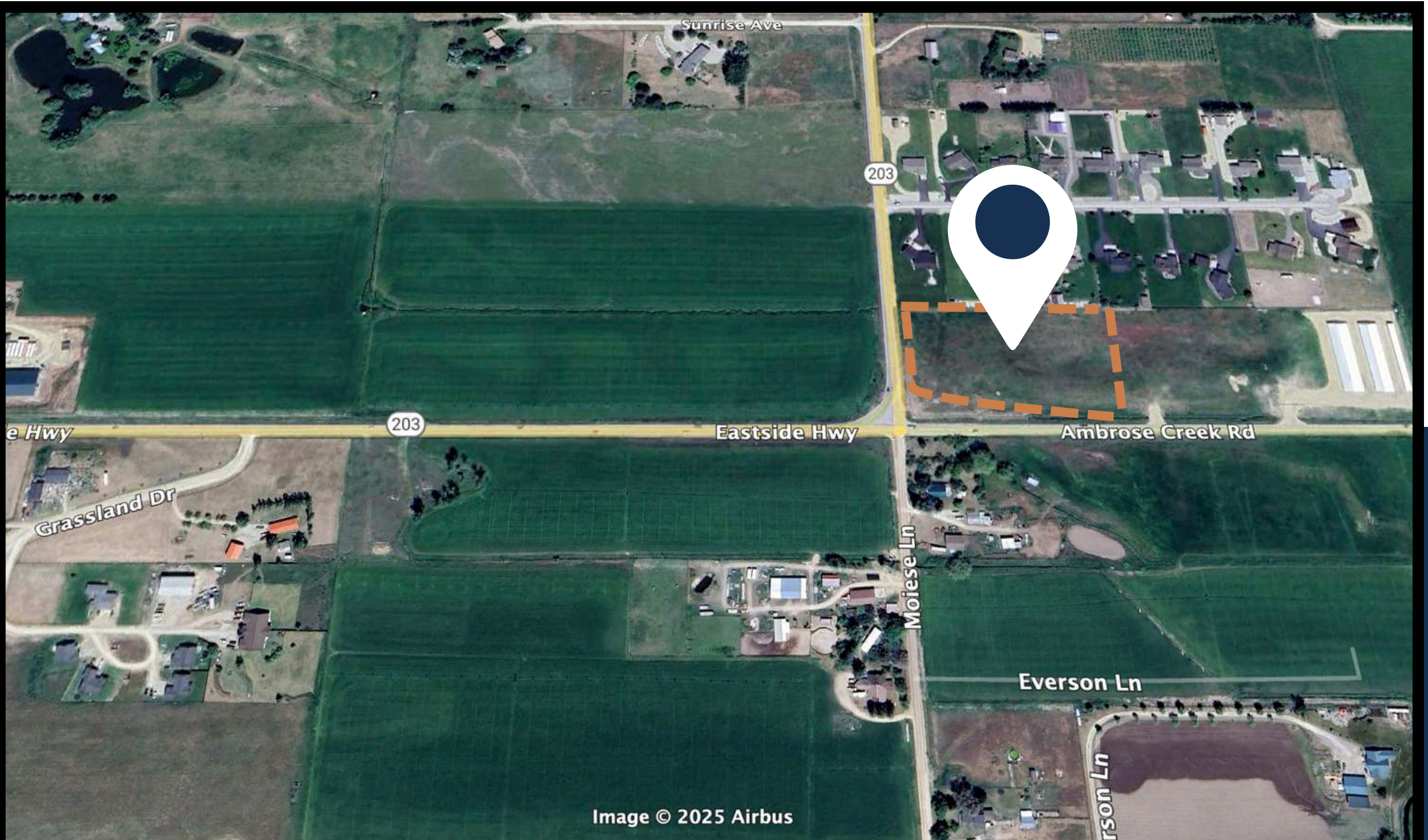
LOCATION



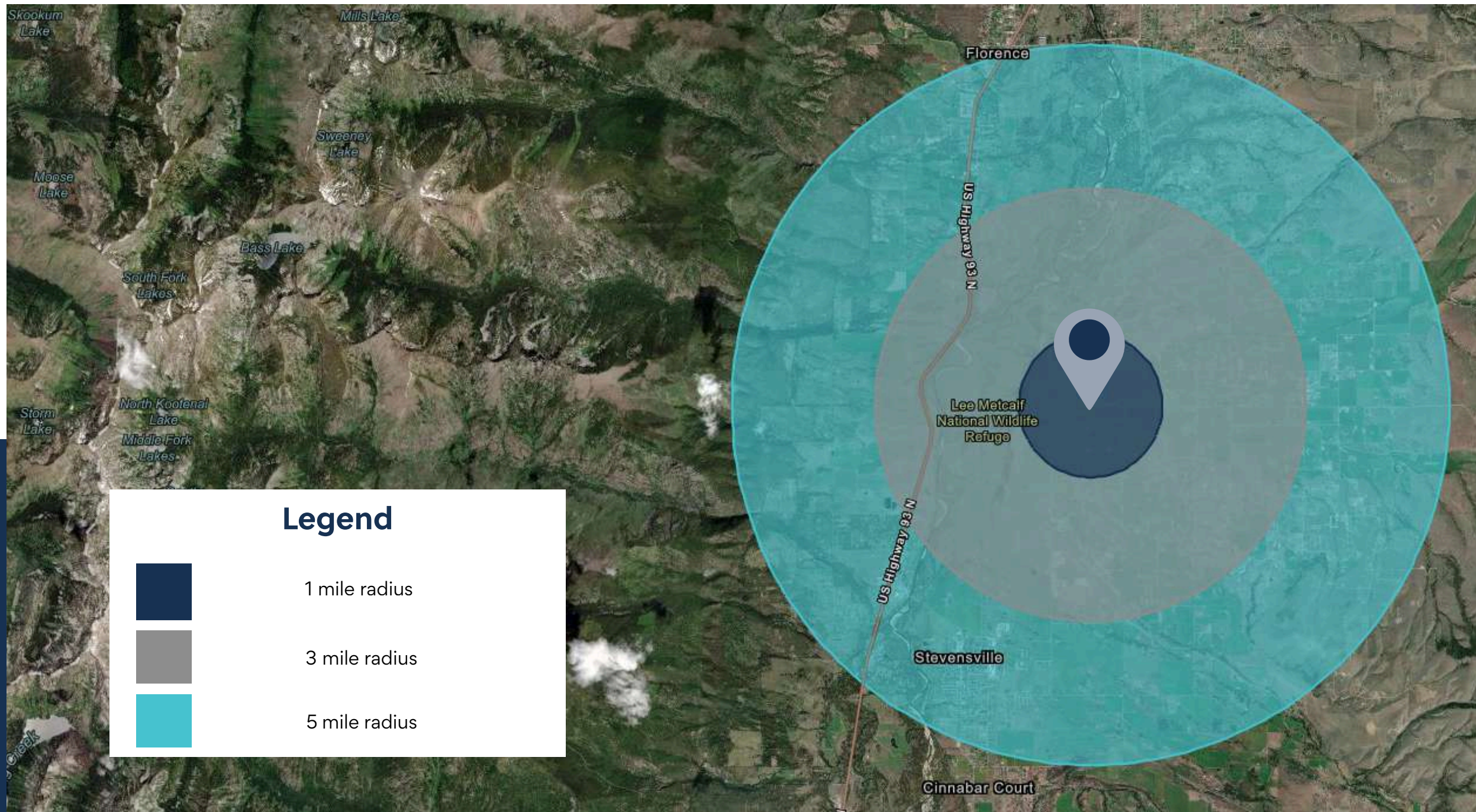
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Regional Map



Locator Map



Legend



1 mile radius



3 mile radius



5 mile radius

KEY FACTS

1 mile ▼

835

Population

46.3

Median Age

2.5

Average Household Size

\$91,508

Median Household
Income

280

2023 Owner Occupied
Housing Units (Esri)

51

2023 Renter Occupied Housing
Units (Esri)

BUSINESS

1 mile ▼



17

Total Businesses



62

Total Employees

Variables	1 mile	3 miles	5 miles	ZIP Codes 59870 (Stevensville)	Counties Ravalli County	States Montana United States	United States of America
2022 Total Population	835	3,898	11,287	12,324	46,723	1,144,799	339,887,819
2022 Household Population	835	3,898	11,196	12,233	46,282	1,115,471	331,671,159
2022 Family Population	702	3,288	9,202	9,810	37,077	851,883	264,093,561
2027 Total Population	940	4,375	12,532	13,693	51,021	1,205,657	347,149,422
2027 Household Population	940	4,375	12,441	13,602	50,580	1,176,329	338,932,762
2027 Family Population	788	3,681	10,200	10,915	40,405	895,113	269,093,856

HOUSING STATS

1 mile ▼



\$547,794

Median Home Value



\$13,963

Average Spent on
Mortgage & Basics

\$693

Median Contract Rent

2025 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (25.1%)

The smallest group: \$15,000 - \$24,999 (2.7%)

1 mile ▼

Indicator ▲	Value	Diff	
<\$15,000	3.9%	-2.0%	
\$15,000 - \$24,999	2.7%	-5.1%	
\$25,000 - \$34,999	5.4%	-2.1%	
\$35,000 - \$49,999	7.9%	-2.3%	
\$50,000 - \$74,999	14.2%	-3.7%	
\$75,000 - \$99,999	21.5%	+5.6%	
\$100,000 - \$149,999	25.1%	+7.4%	
\$150,000 - \$199,999	11.5%	+3.0%	
\$200,000+	7.6%	-1.1%	

Bars show deviation from

Ravalli Co... ▼

Variables	1 mile	3 miles	5 miles
2022 Per Capita Income	\$45,078	\$47,599	\$46,780
2022 Median Household Income	\$91,508	\$91,989	\$82,249
2022 Average Household Income	\$110,307	\$117,570	\$112,679
2027 Per Capita Income	\$49,246	\$52,119	\$51,626
2027 Median Household Income	\$99,546	\$101,629	\$92,760
2027 Average Household Income	\$118,784	\$127,036	\$122,791

PROPERTY DETAILS



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CS 780235-TR

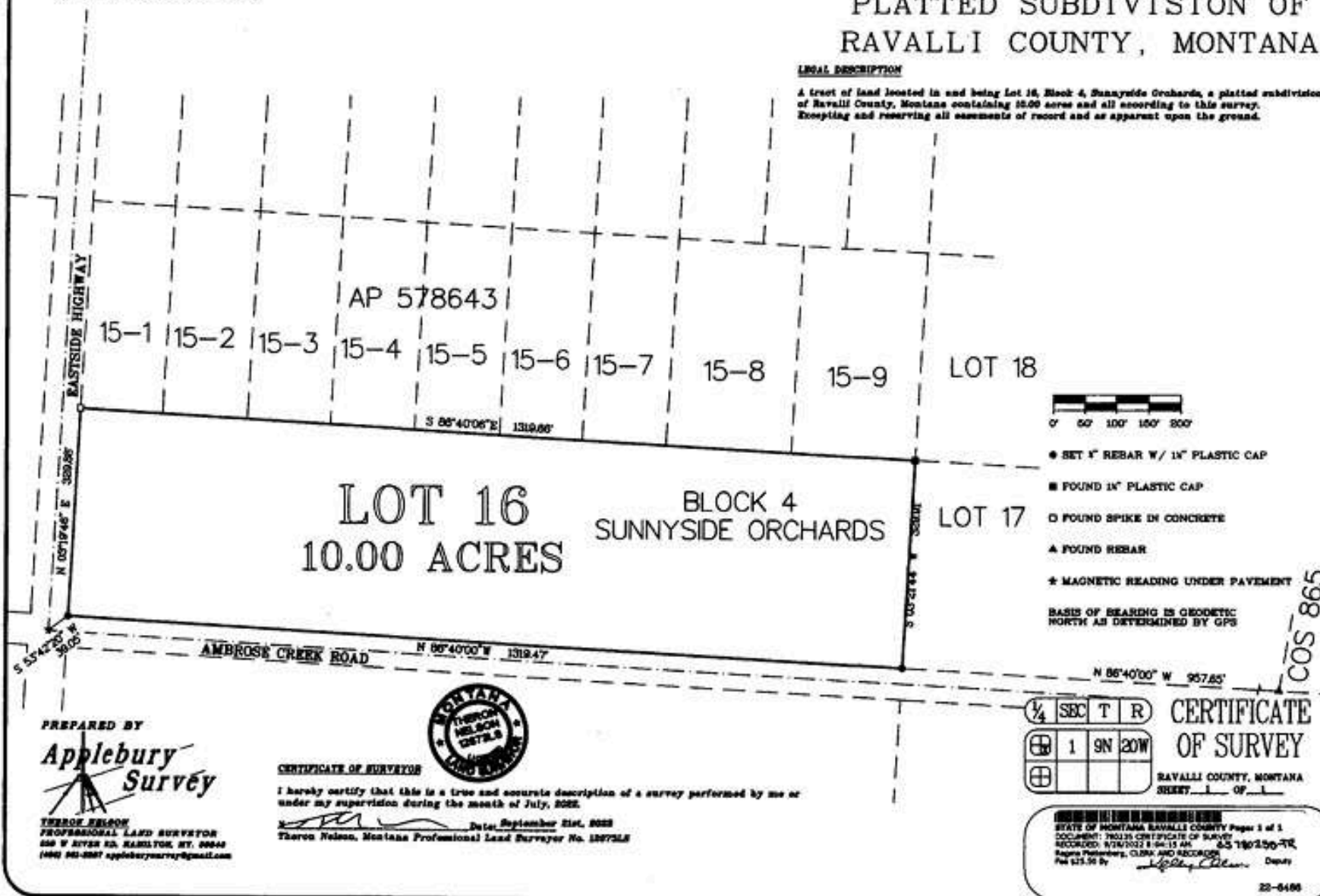
CERTIFICATE OF SURVEY

PURPOSE: RETRACEMENT SURVEY
OWNER: LEO HANSEN

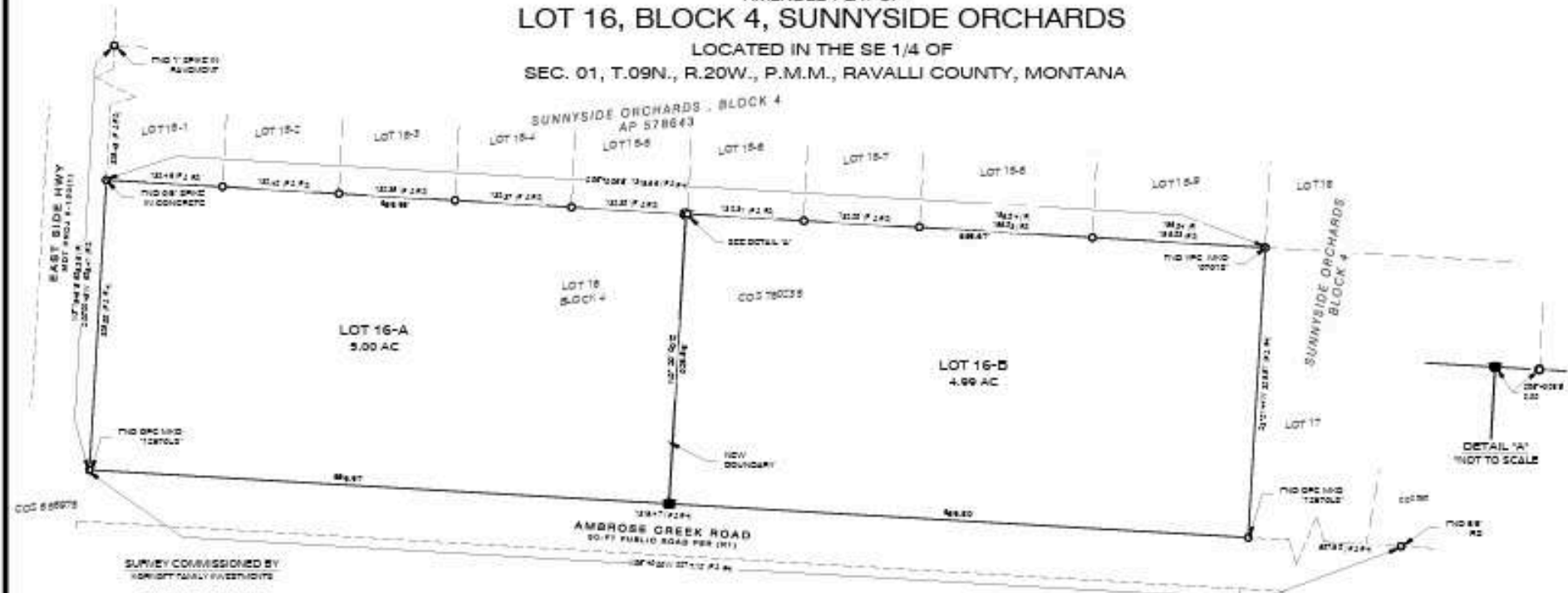
LOT 16, BLOCK 4,
SUNNYSIDE ORCHARDS, A
PLATTED SUBDIVISION OF
RAVALLI COUNTY, MONTANA

LEGAL DESCRIPTION

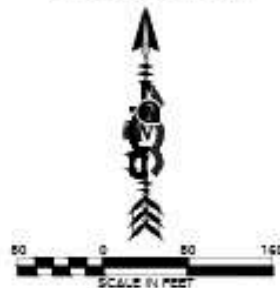
A tract of land located in and being Lot 16, Block 4, Sunnyside Orchards, a platted subdivision of Ravalli County, Montana containing 10.00 acres and all according to this survey. Excepting and reserving all easements of record and as apparent upon the ground.



AMENDED PLAT OF
LOT 16, BLOCK 4, SUNNYSIDE ORCHARDS
 LOCATED IN THE SE 1/4 OF
 SEC. 01, T.09N., R.20W., P.M.M., RAVALLI COUNTY, MONTANA



SURVEY COMMISSIONED BY
 KORNHOF FAMILY INVESTMENTS
 OWNERS OF RECORD
 LOT 16 BLOCK 4 - JANE W. KORNHOF



BASIS OF BEARING DATUM
 BEARINGS AND STATE PLANE COGS. DERIVED FROM GPS OBSERVATIONS WITH SURVEY-GRADE RECEIVERS AND REFERENCED TO THE MONTANA COORDINATE SYSTEM, SINGLE ZONE, NAD 83 (2011). COORDINATES AND DISTANCES ARE TRANSFORMED TO GROUND. HORIZONTAL UNITS ARE INTERNATIONAL FEET. COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999998760.

VERTICAL DATUM IS NAVD83 BASED ON NGS GNSS SOLUTION AND COMPUTED USING CGVD 102. VERTICAL UNITS ARE US SURVEY FEET.

ENGINEERING
 CIVIL ENGINEERING
 LAND USE CONSULTING

1201 S. 4th St. W. Missoula, MT 59801 (208) 317-1181
 28 4th St. S. Helena, MT 59601 (208) 267-0878
 www.JSGEngineering.com

PURPOSE OF SURVEY:

THE PURPOSE OF THIS SURVEY IS TO CREATE A TRACT OF LAND FOR TRANSFER TO A MEMBER OF THE LANDOWNER'S IMMEDIATE FAMILY.

LEGEND

- 20' x 8'-INCH ROD, 18-IN LONG WITH DRIVER SURVIVAM CAP MARKED 'JSG ENGINEERING, INC. 108802'
- FOUND VPC MARKED '10888 STATIONS' OR AS NOTED
- () FOUND DIVISION
- (R1) RECORD DIVISION - AMENDED PLAT SURVY 500 ORCHARDS (1915)
- (R2) RECORD DIVISION - AMENDED PLAT NO. 57846 (STATIONS: 2008)
- (R3) RECORD DIVISION - CERTIFICATE OF SURVEY NO. 88879-TH (TURNER - NOV. 2012)
- (R4) RECORD DIVISION - AMENDED PLAT NO. 78228 (JULY 2002)
- AC 1/4 IN ALUMINUM CAP
- COG CERTIFICATE OF SURVEY
- AP AMENDED PLAT
- FOUN FOUND
- MAK MARKED
- YPC 1/4 IN YELLOW PLASTIC CAP
- CPC 1/4 IN ORANGE PLASTIC CAP
- RM REFERENCED INDIVIDUAL

NARRATIVE LEGAL DESCRIPTION

LOT 16, BLOCK 4 OF SUNNYSIDE ORCHARDS, LOCATED IN THE SOUTHWEST QUARTER (1/4) OF SECTION 01, TOWNSHIP 9 NORTH, RANGE 20 WEST, PRINCIPAL MERIDIAN MONTANA, RAVALLI COUNTY, MONTANA.

CERTIFICATE OF OWNER:

THE UNDERSIGNED HEREBY CERTIFY THAT THE PURPOSE OF THIS SURVEY IS TO TRANSFER LAND TO A MEMBER OF THE LANDOWNER'S IMMEDIATE FAMILY. THEREFORE THIS SURVEY IS EXEMPT FROM REVIEW AS A SUBDIVISION PURSUANT TO SECTION 18-6-201(1)(C) M.C.A. TO DIVIDE WITHIN A PLATTED SUBDIVISION EXEMPT FROM ADDITIONAL SUBDIVISION REVIEW AND IS SUBJECT TO APPLICABLE CONVEY REGULATIONS ADOPTED UNDER TITLE 18, CHAPTER 6, UNLESS THE METHOD OF DISPOSITION IS ADOPTED FOR THE PURPOSE OF EVADING THIS CHAPTER. IF THE DIVISION (A) IS WITHIN A SUBDIVISION THAT HAS BEEN APPROVED BY A LOCAL GOVERNMENT BODY (B) CREATES PARCELS OF A SIZE ALLOWED WITHIN THE SUBDIVISION AND (C) IS OFFERED OR SOLD TO A MEMBER OF THE LANDOWNER'S IMMEDIATE FAMILY, (A) AN AMENDED PLAT MUST BE FILED WITH THE COUNTY CLERK AND RECORDER AFTER A DIVISION PROVIDED IN SUCCESSION (A) OCCURS AND EXCEPT AS OTHERWISE PROVIDED IN THE SUCCESSION (C), A RESTRICTION OR ENCUMBRANCE ON THE PLATTED SUBDIVISION CONTINUES TO APPLY TO A DIVISION ALLOWED IN SUCCESSION (C) ONLY.

PROPOSED GRANTEE:

LOT 16-B - JANE W. KORNHOF - GROUND

DATED THIS _____ DAY OF _____, 2028, BY JANE W. KORNHOF, DIVORCE

STATE OF _____ CO. COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2028 BY JANE W. KORNHOF, AS DIVORCE

NOTARY PUBLIC

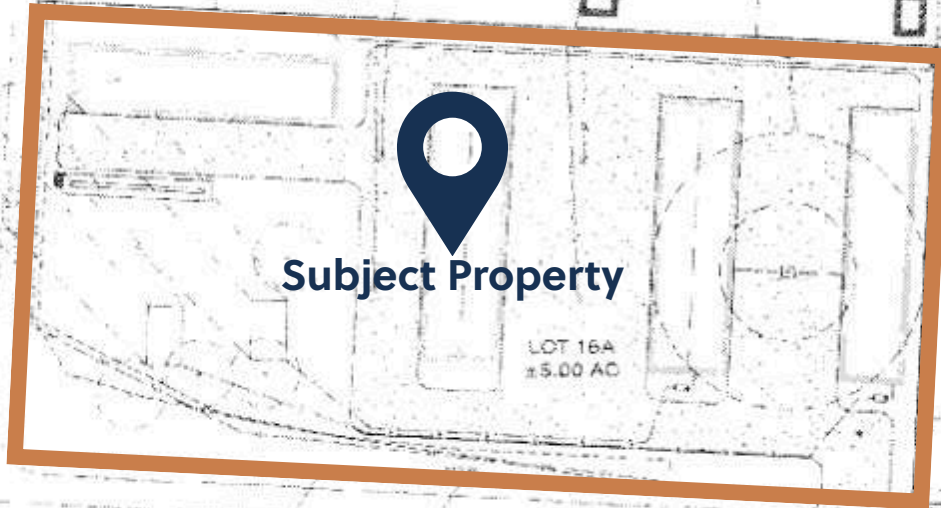
CERTIFICATE OF SURVEYOR:

DATED THIS _____ DAY OF _____, 2028, BY DALE SCHRÖDER

MONTANA REGISTRATION NO. 108802

1/4	SEC	T	R
16	4	9N	20W

NOTE: THERE ARE NO OTHER KNOWN WELLS OR DRAINFIELDS WITHIN 100' OF THE PERIMETER OTHER THAN THOSE ALREADY SHOWN



Subject Property



One approved configuration. The site's commercial approvals support other building layouts and uses.

DATE: MAY 2025

PREPARED BY: THOMAS HANNON

408 ENGINEERING

CIVIL ENGINEERING
LAND USE CONSULTING

1000 N. 10TH ST. SUITE 100
TULSA, OK 74103
918.438.1234
WWW.408ENGINEERING.COM

PROJECT NAME

AMBROSE BUSINESS CENTER

SHEET NO.

LOT LAYOUT

LOCATION: 4000 S. WILSON DRIVE, SUITE 100, TULSA, OK 74103
SECTION 16, T12N, R30W, E11M
HAWK COUNTY, OK

OWNER: KORNHOF FAMILY INVESTMENTS

AS SHOWN ON

24-027

SHEET

1 OF 3

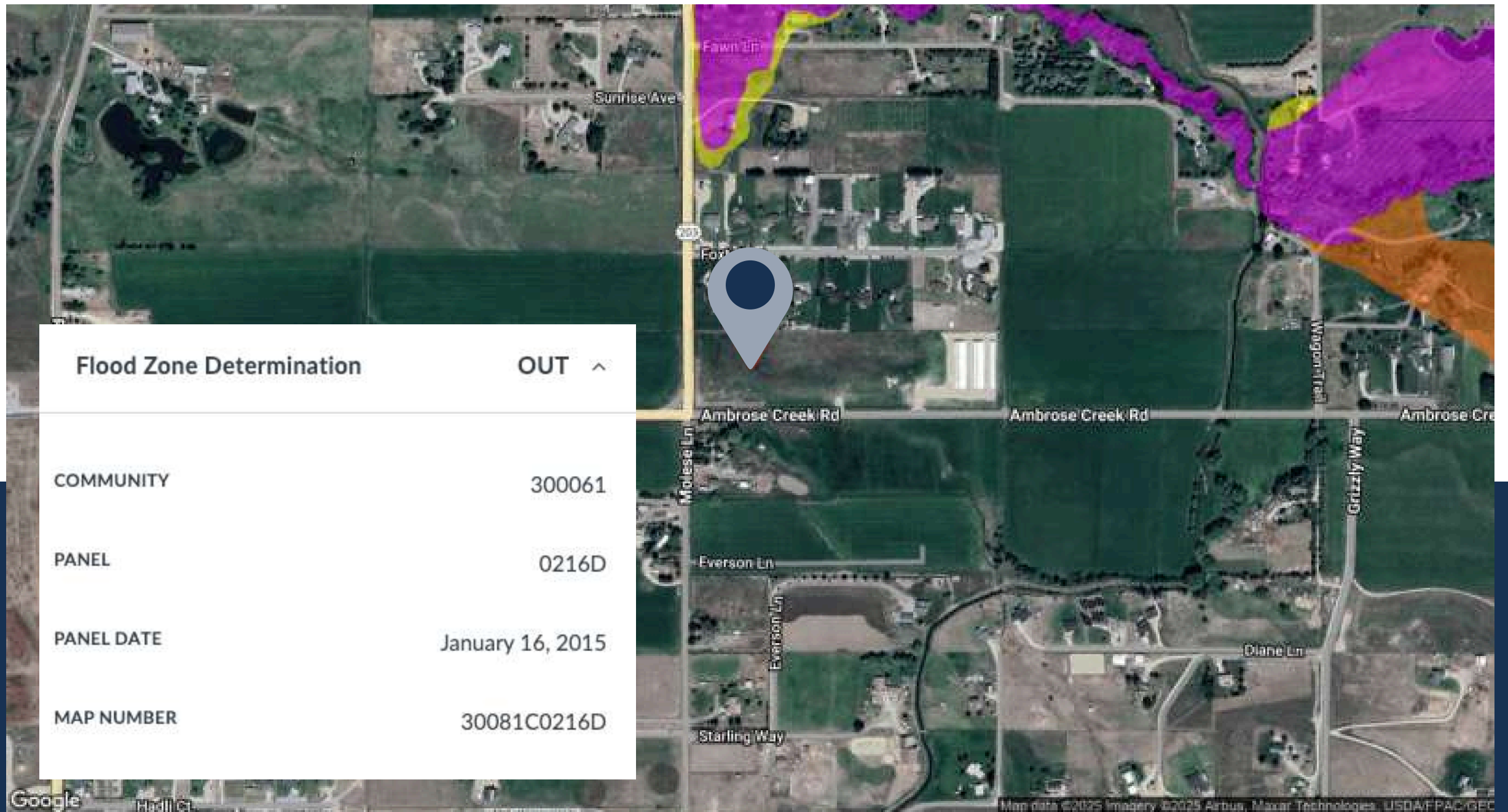
FOR MDEQ USE

RECEIVED STAMP

DEQ APPROVAL STAMP

Handwritten signature and date: 5/20/25

EQ #:

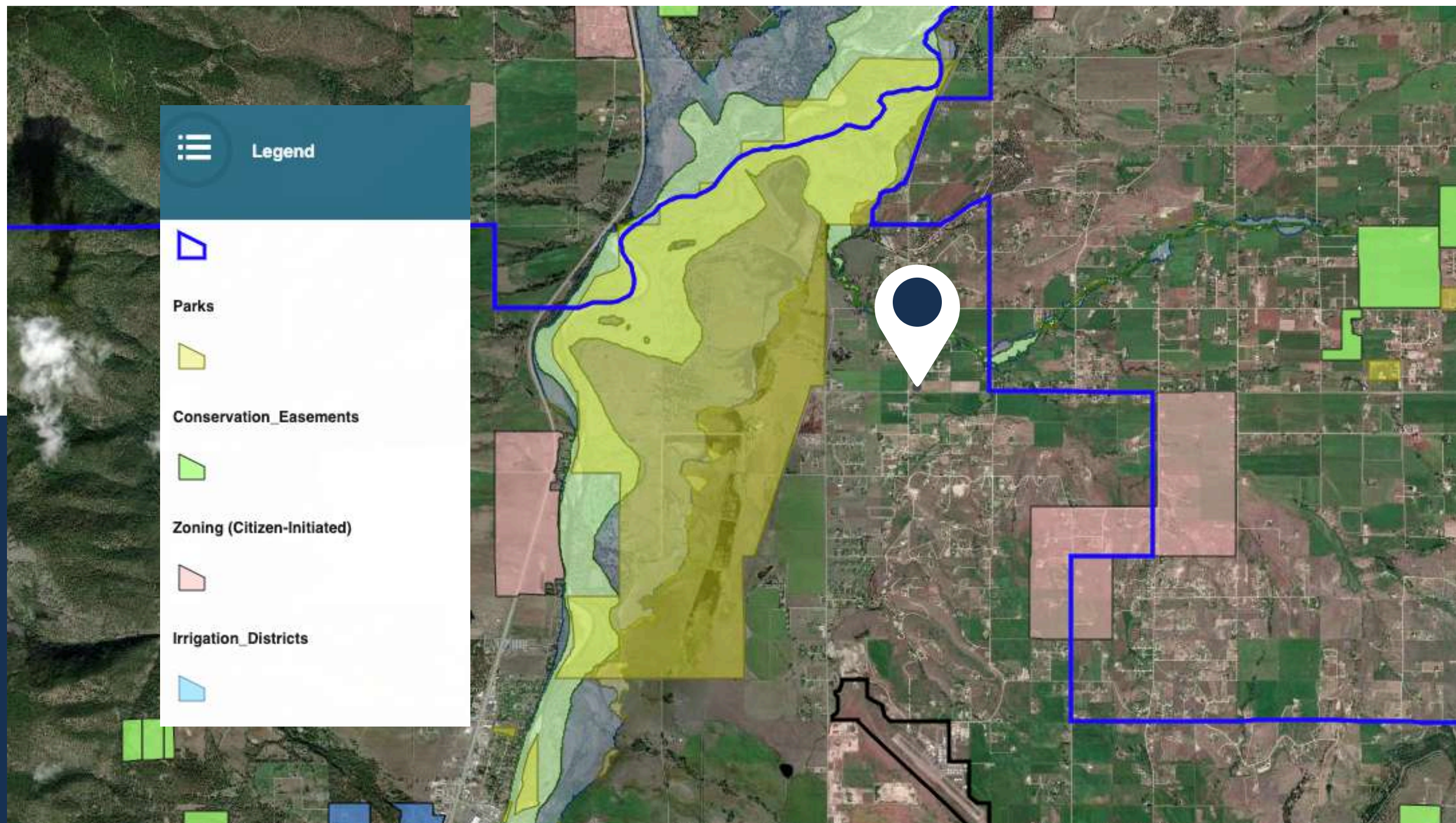


Flood Zones:  X500 or B Zone  A Zone  V Zone  D Zone  Floodway  CBRA

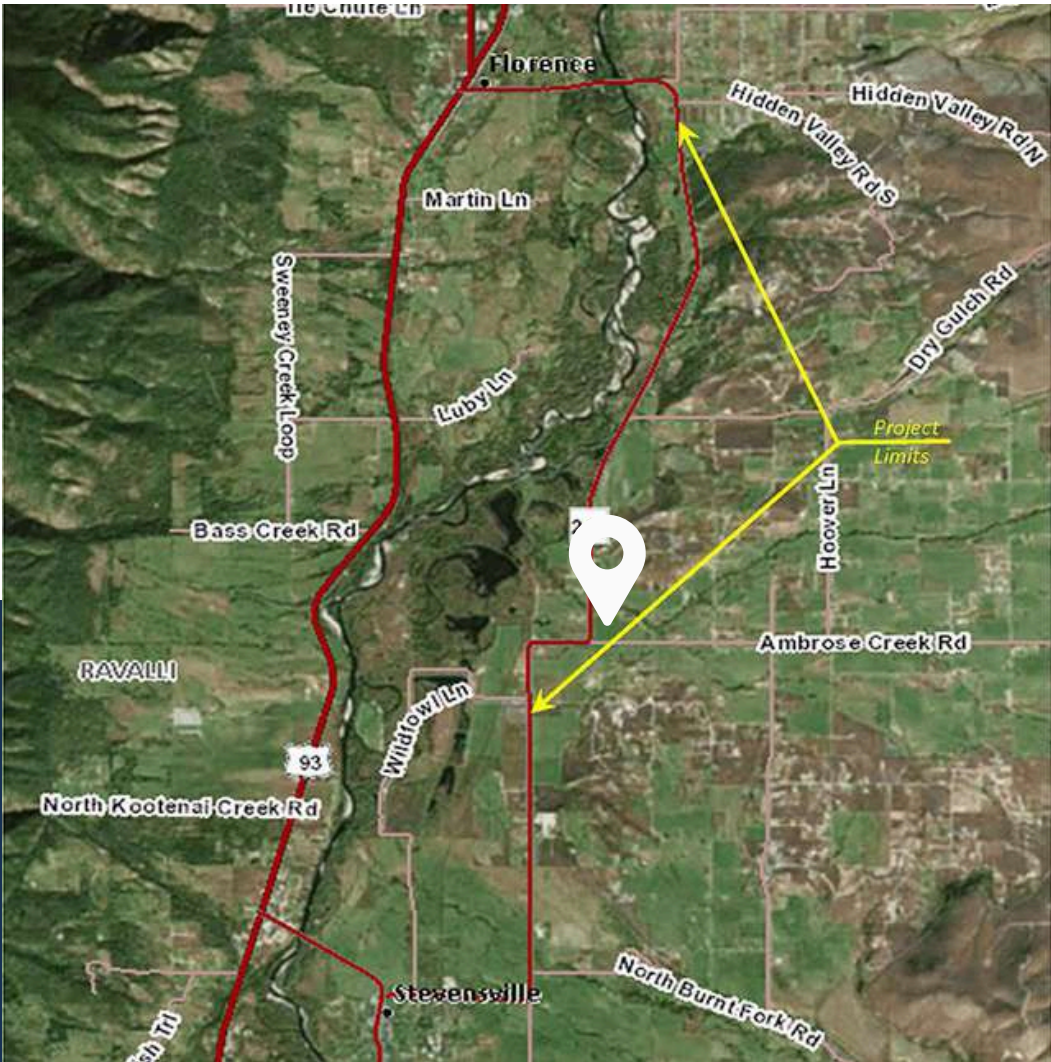


Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
119B	Ambrosecreek sandy loam, 0 to 4 percent slopes	0.0	0.1%
155A	Overwhich-Holloron, sodic complex, 0 to 2 percent slopes	6.6	98.8%
312B	Drygulch coarse sandy loam, 0 to 4 percent slopes	0.1	0.9%
312C	Drygulch coarse sandy loam, 4 to 8 percent slopes	0.0	0.3%
Totals for Area of Interest		6.7	100.0%

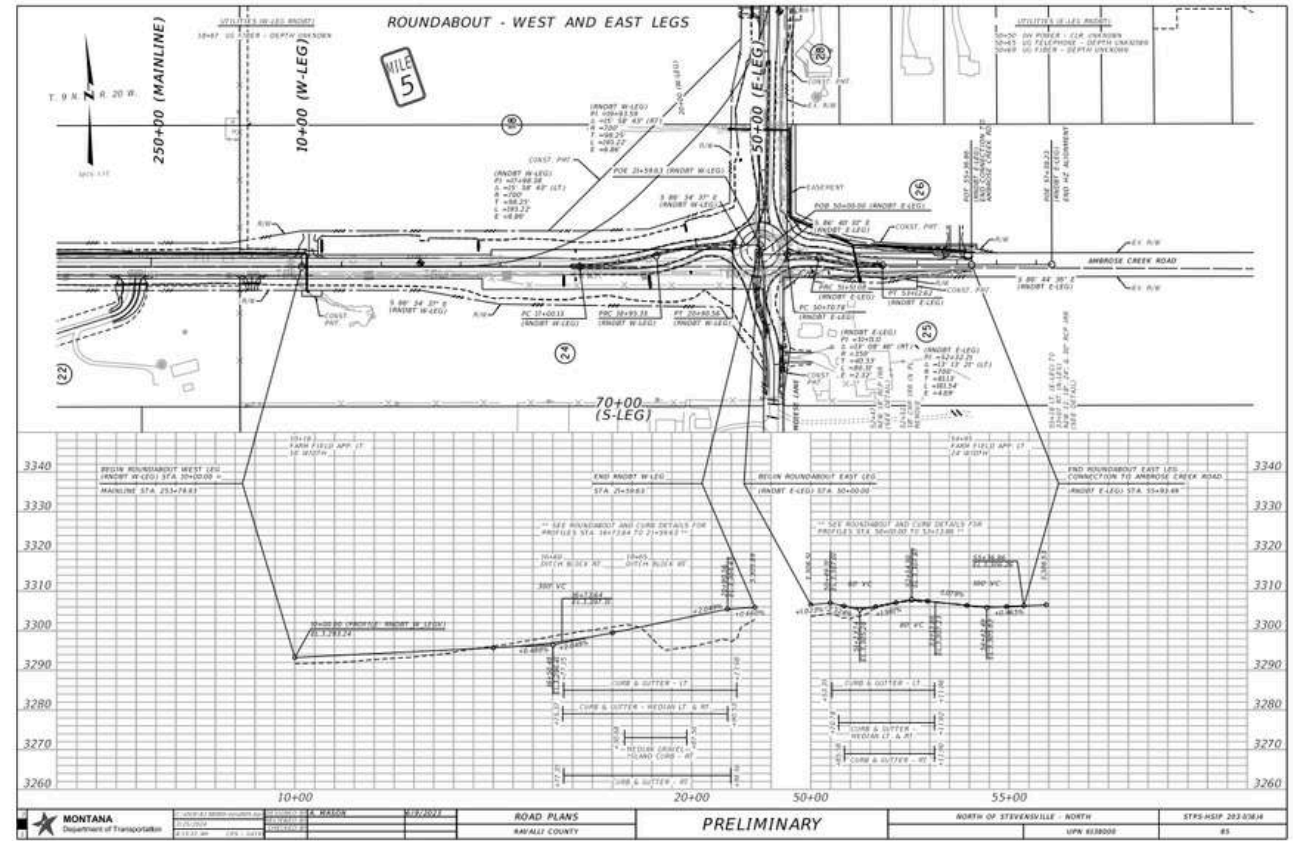


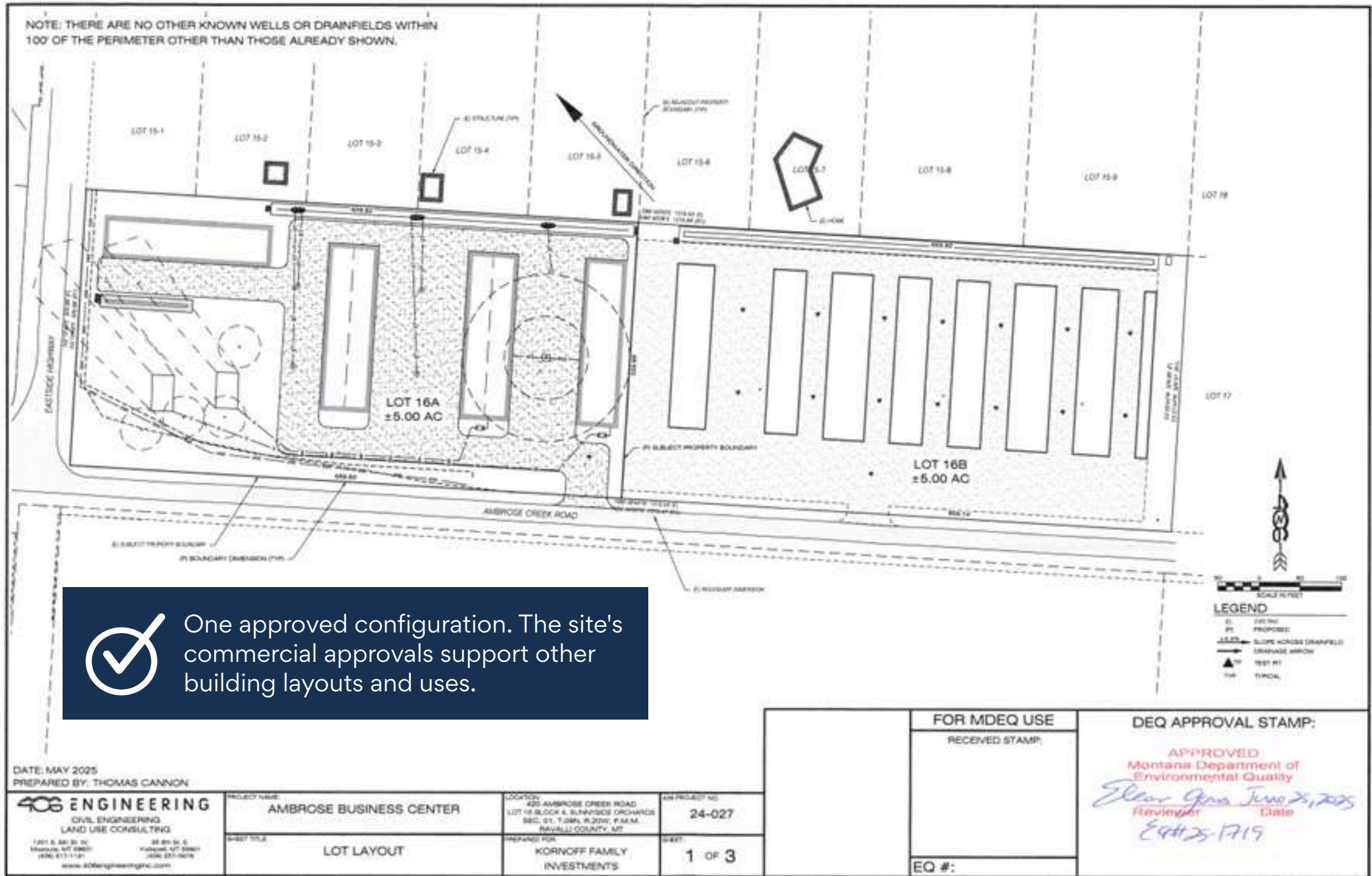
Planned Road Improvements



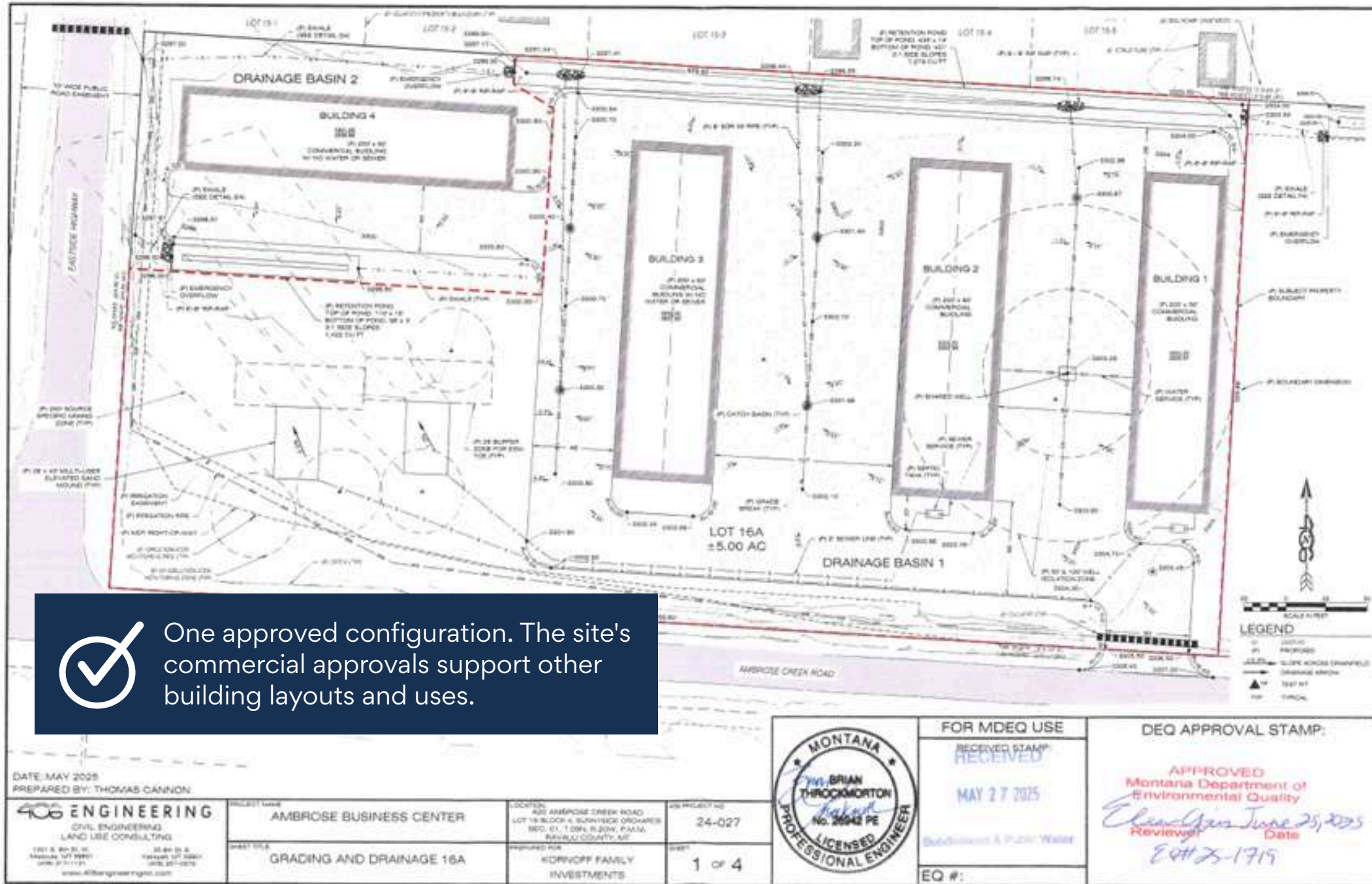
Highway improvements are underway in the area, including a new roundabout planned at the property's intersection. The broader project will upgrade Eastside Highway, a main corridor through the Bitterroot Valley, with lane widening, an added turn lane, and wider shoulders.

Work kicked off in summer 2026, and phase one is now underway, covering utility relocation along the corridor. Construction is set to begin in fall 2026, with no completion date yet announced.





One approved configuration. The site's commercial approvals support other building layouts and uses.



One approved configuration. The site's commercial approvals support other building layouts and uses.

Site Feasibility

Potential Yield

Building Types	Small Bay Industrial
Possible Building SF	Up to 11,000 SF each
Stories	1
Parking	TBD
Floor Area Ratio	20.2%
Building Cost/SF of Land	\$14.77/SF
Assumed Rental Rate	\$10.00/SF, NNN
Assumed NNN Budget	\$3.00/SF
Projected Yield on Cost	9.26%

Note: This is a potential yield study using feasibility software, modeling one possible use. The site's flexible layout supports other configurations, including retail, office, service, and residential uses. Owner-occupier uses can be accommodated as well. Further due diligence and design is required. Ravalli County has not reviewed or approved this study.

Not exact match to site plan - Conceptual Image Only



Owner-occupier uses could be accommodated on the site as well.



MARKET OVERVIEW



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Population

Growth Trends

Steady increase in population, attracted by the area's high quality of life and natural beauty, with a significant number of new residents involved in either telecommuting or local entrepreneurship.

Community Profile

Diverse mix of residents including families, retirees, and second-home owners from areas like Silicon Valley, drawn by the Bitterroot Valley's charm and lower cost of living compared to major metropolitan areas.

Accessibility and Connectivity

While maintaining its small-town feel, Stevensville is just a short drive from Missoula, providing additional urban amenities and services which include shopping centers, medical facilities, and the University of Montana.



Economy

Diverse Industries

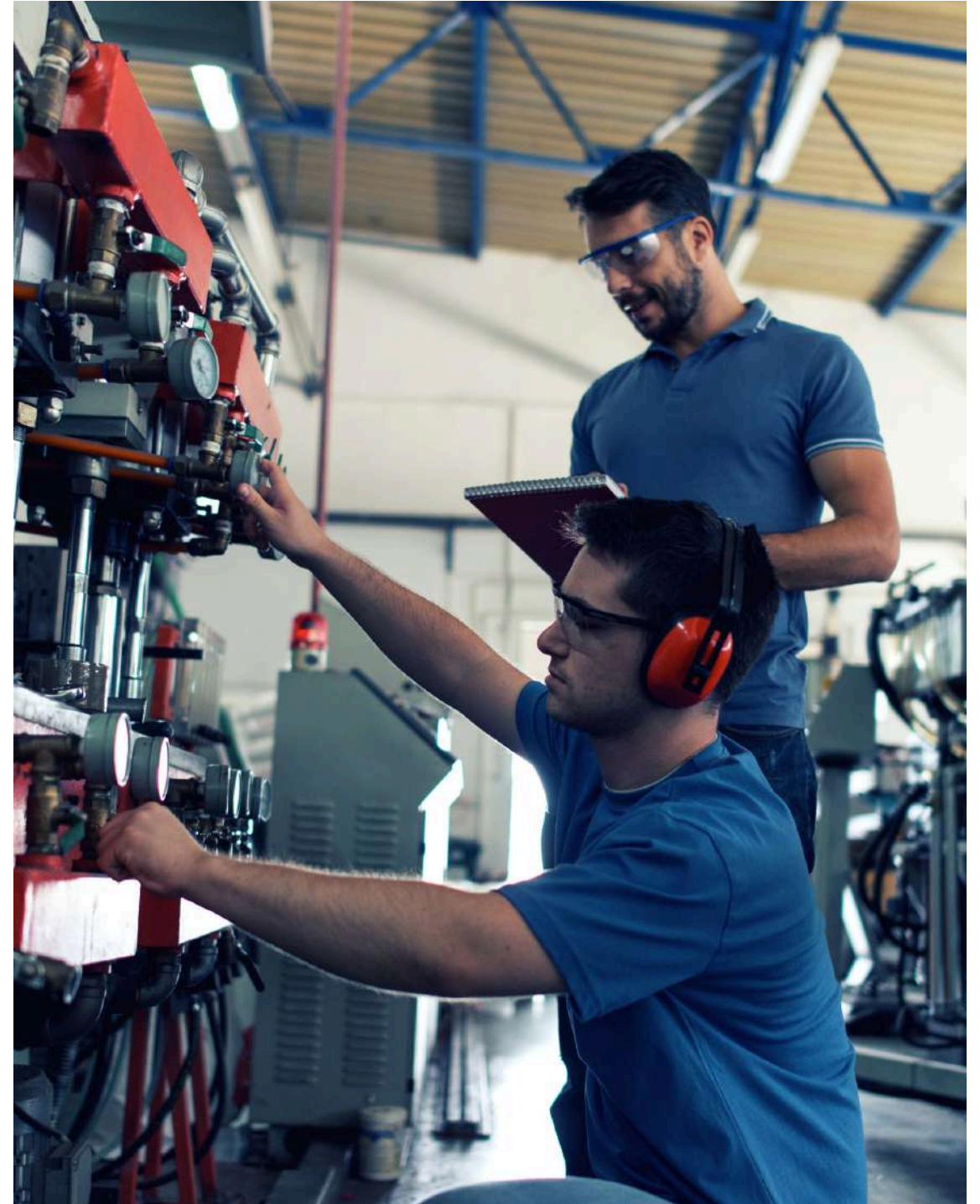
Stevensville's economy is driven by a blend of traditional agriculture, manufacturing companies like Specified Fittings and Montana Fabrication Works, and a dynamic tourism sector that capitalizes on both winter and summer seasons.

Entrepreneurial Spirit

The community is full of local small businesses, which fill the busy downtown. Favorites include Blacksmith Brewing, Ahava Coffee and the Valley Drug, an old-fashioned soda shop and drugstore.

Commuters

Stevensville is within an easy commute of Missoula and Hamilton, which expands opportunities for residents. There is also a large segment of remote workers in the town.



Growth

Real Estate Development

Recent development has focused on residential construction. Stevensville is a busy spot for new home construction, with a number of new subdivisions being built in the area.

Infrastructure Enhancements

Upgrades to local roads and public utilities to support the increasing population and commercial activities. Broadband internet is being installed throughout the area.

Cultural Investments

Stevensville's downtown is a key location. A variety of popular festivals are programmed throughout the year and bring in many visitors. There are several historic sites, as well as a local theater.

The outdoors is also popular, and the community is home to the Lee Metcalf Wildlife Refuge that attracts visitors year round who enjoy birdwatching.



Missoula Air Service

Missoula International Airport offers **direct flights** to major cities on the west coast and midwest.

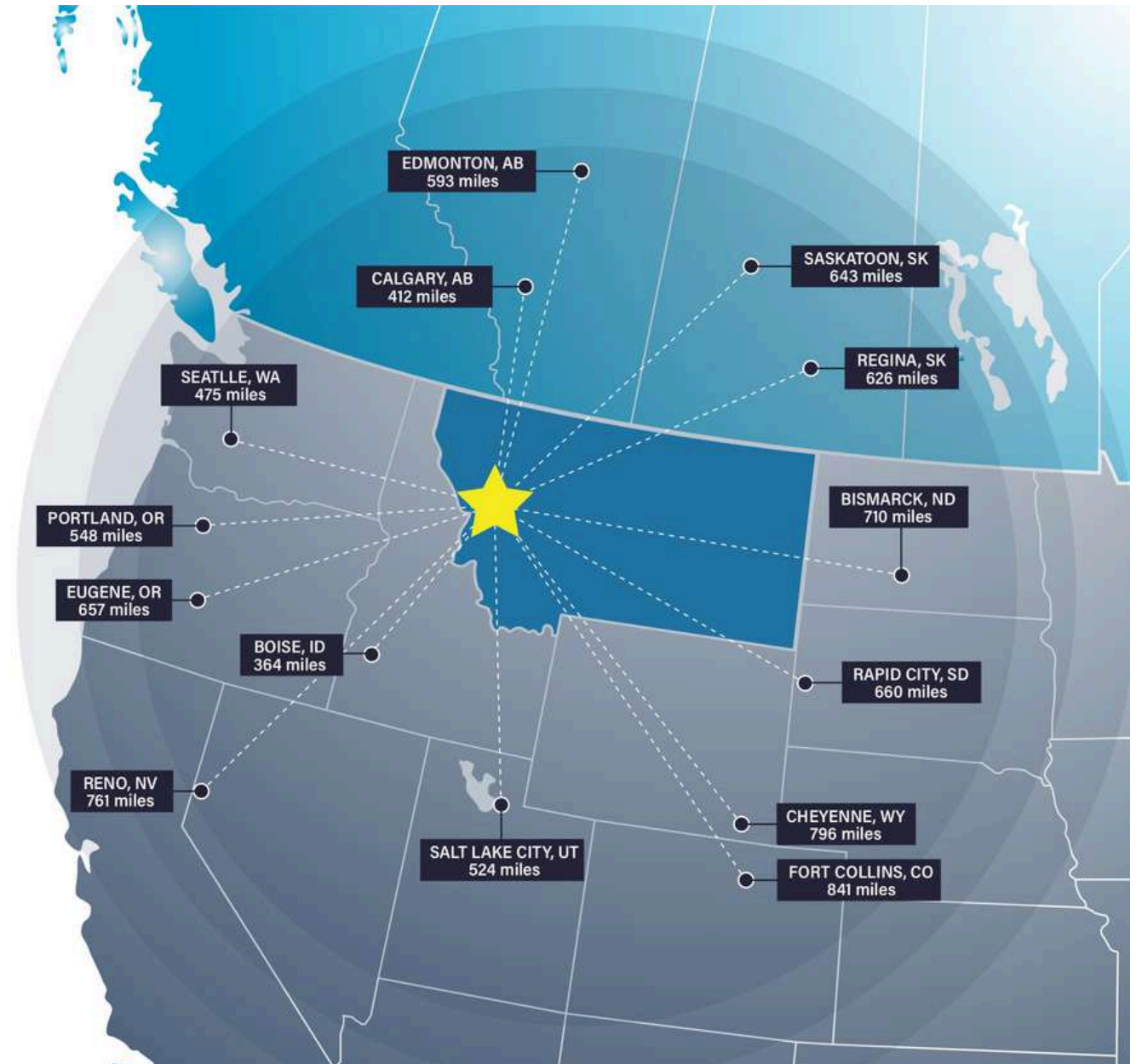


Missoula Access

Missoula offers strategic proximity to major cities in the Pacific Northwest, Midwest, and Canada.

Missoula is within a day's truck drive of cities across the Northwest, including major Canadian metros. Easy access to Interstate 90 and US Highway 93 means Montana's major cities including Billings, Bozeman, Butte, Helena, Great Falls, Kalispell and Missoula are within a half day's drive.

Access to rail and the Missoula International Airport round out the city's access to a multimodal transportation network.



Access Across the Northwest

Top Employers

University of Montana

3,000+ employees

Missoula County Public Schools

3,000+ employees

St. Patrick Hospital

1000+ employees

Montana Rail Link

1,000+ employees

Community Medical Center

1000+ employees

Missoula County

500+ employees

City of Missoula

500+ employees

Allegiance Benefits

500+ employees

Noteworthy

Submittable



workiva



Pathlabs



Cognizant

PatientOne



Source: Montana Department of Labor & Industry | lmi.mt.gov & Zippia | zippia.com



ACCOLADES

#2 Best Places to Live in the American West

Sunset Magazine

Top 10 Medium Cities for the Arts

2023 Southern Methodist University

University of Montana Top Tier R1 Designation

This designation, based on high research and innovation spending, held by only 3.7% of US Universities, attracts top-tier faculty and students

#9 Best Performing US City

The Milken Institute- Smaller Metros under 275,000 Residents

#4 Best Small Cities in America to Start a Business

Verizon Wireless

#10 Best Small Metros to Launch a Business

CNN Money

#6 Best Cities for Fishing

Rent.com

#1 City for Yoga

Apartment Guide

#1 Most Fun City for Young People

Smart Assets

PEOPLE

12.5% Population Growth - 2012-2022

Missoula ranks among highest net migration cities in US

Median Age 34 Years Old

The median age in the US is 39

58.8% Degreed

Associates degree or higher, 18.7% have a graduate level degree

24.7% High Income Households

Incomes over \$100,000 a year

53.4% Renters

Top 5 Occupations

Office & Admin Support, Food Service, Sales, Transportation

ACCESS

16 Minutes

Average Commute Time

15.6% Multimodal Commuters

Walk or bike to work

81 Hours Saved

81 hours saved in commute yearly over national average

14 Non-Stop Air Destinations

With a recently upgraded terminal at the Missoula International Airport

62 Miles

Of bike lanes with a Gold rating from the League of American Bicyclists

12 Routes

Provided by a bus network across the City of Missoula

11 EV Charge Stations

Available to the public across Missoula

ECONOMY

Designated as a Tech Hub

Western Montana was one of 30 applicants out of 200 designated as a Tech Hub by the federal government and now eligible for millions of dollars in funding for research in smart, autonomous and remote sensing technologies.

Diversity Among Top Employers

University of Montana (education), Providence Health Services/St. Patrick's Hospital (medical), Community Medical Center (medical), Montana Rail Link (transportation), Neptune Aviation (aviation services)

High Labor Participation

Missoula consistently offers one of the highest labor force participation rates in the country.

Expanding Industries

Missoula has seen major growth in construction, professional, scientific, and manufacturing businesses over the past decade.

Growing Number of Technology Companies

Cognizant, onX, Submittable, and Lumenad are some leading tech firms in Missoula



Brokerage Advisor & Team



CLAIRE MATTEN, CCIM | SIOR
Commercial Real Estate Advisor

Claire has a long record of successfully guiding local, national, and multi-national clients with their commercial real estate acquisitions, lease obligations, asset reposition and dispositions. Claire specializes in industrial investment, commercial office, and self-storage properties.



JOE TREDIK
Leasing Specialist

Joe brings a personal understanding of the local market, its trends, and its unique opportunities to the Sterling Team. He leverages his accounting background and leasing experience to provide clients with detailed financial analysis and strategic insights that enable clients to make well informed leasing decisions.



SIERRA PIERCE
Transaction Coordinator

Sierra has a sharp eye for detail with a background in client service and project coordination. With experience in marketing, small business ownership, and healthcare administration, Sierra has spent her career managing logistics, building strong relationships, and ensuring no task falls through the cracks.

Disclaimer & Limiting Conditions

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Limiting Conditions Study outcomes are based on our analysis of the information available to us from our research as of the date of report creation. As such, we assume the client has offered correct and reliable information. Further, we assume the client has informed us about any issues that would affect project feasibility. The study is based on current and expected trends of the economy and real estate market. However, economic conditions change, as do real estate markets. As such, we insist that clients continuously track the economy and real estate market. We strongly encourage clients to revisit findings from the study continuously and to revisit key project assumptions periodically to ensure they are still justified. Given the changing market conditions and potential for shifting consumer preferences, projected and actual results will likely differ. Market conditions and projections frequently are different than expected. We do not express any form of assurance on the achievability of any pricing or absorption estimates of reasonableness of the underlying assumptions. The study assumes "normal" real estate market conditions and not conditions of an "up" or "down" market. Economic, employment, population & household growth and consumer confidence are assumed to occur more or less in accordance with current expectations. There are no assurances about the ability to secure needed project entitlements; in the cost of development or construction; in tax laws that favor or disfavor real estate markets; or in the availability and/or cost of capital and mortgage financing for real estate developers, owners and buyers. If any major change in market conditions occurs, this study analysis should be updated, with the conclusions and recommendations summarized herein reviewed and reevaluated. We have no responsibility to update our analysis for events and circumstances occurring after the date of our report. Clients are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this development.