

Super Slab Corridor
Nilges Marketability Study Over View

Is the Super Slab going to relieve congestion on I-25?

All indicators are that **no** significant reduction in traffic will occur if the road is built.

Can the Super Slab work on an economic basis?

With no information concerning real construction cost available, conclusions can only be drawn from other projects of this magnitude. The project is not financially feasible.

Uncertainty for property values.

The uncertainty with regards to the insecurity of a property due to the threat of the road is clear, people do not want to purchase property which may be near a toll road corridor.

Some believe such a toll road will promote growth and development, thus an increase in property value.

Doesn't seem likely with a road location such as this. One only has to look at development along I-76, it is sparse, at best as one leaves the Brighton area and heads east.

Apparent set of concerns for affected property owners:

- Delay in 911 service
- Blockage of county roads
- Noise
- No value to local merchants
- Reduced property values near the roadway
- Interruption of ditch irrigation
- Light pollution
- Air Pollution

Impact on property values:

The corridor affects \$1.3 billion of property – the unknowns surrounding this project, such as deadlines to begin, time lines for construction, exact location of the road, make evaluating property value loss difficult, but it is estimated the impact will be a 20% decrease in property values. With ~\$1,300,000,000 of property within the corridor, that would amount to **a loss of nearly \$260,000,000. to private property owners.**

Uncertainty will open the doors for speculators.

Rural Values are diminished, people move into the rural setting because they do not want to live beside highways, trains and utility corridors.

Orphan parcels will be created for which no public access is available by this project, which will be of little or no value to anyone.

Please review Realtor interviews on pages 3 and 4.

Conclusion

The Prairie Falcon Parkway Express 3-mile wide private toll road corridor has negatively impacted property values in and near the corridor.

The proposed private toll road, Prairie Falcon Parkway Express, will continue to negatively impact property values, next to and within 2-3 miles of the roadway, because of the negative effects on rural life styles, such as impact from noise, light and air pollution, restricted views, reduced privacy, damage to farming and ranching operations, access to public roads, and safety.