

# COMMUNITY FACT SHEET



## About the Community

### At a glance

- ∴ 370 acres
- ∴ 995 homesites
- ∴ 885 single-family homesites
- ∴ 110 paired homesites
- ∴ 32' to 70' lots
- ∴ 4 distinct neighborhoods:  
Overland Spirit, Prairie's Edge,  
Star Gaze, Porch View
- ∴ Unique mix of craftsman, prairie,  
traditional, and farmhouse  
architectural styles
- ∴ \$123/month estimated HOA dues
- ∴ Homeowners association  
managed by [AMI Community  
Association Management](#)

### Life at Overland Ranch

- ∴ 100+ acres of open space
- ∴ 5 miles of walking trails
- ∴ 3 community parks
- ∴ 3 pocket parks
- ∴ The Silo amenity complex and The  
Hitching Post clubhouse
- ∴ Resort-style pool
- ∴ State-of-the-art fitness facilities

### Nearby Schools

- Overland Ranch is the last approved  
community within the Cherry Creek  
School District
- ∴ Woodland Elementary
  - ∴ Fox Ridge Middle School
  - ∴ Cherokee Trail High School

### Service and Utility Providers

- ∴ XCEL Energy
- ∴ Aurora Water
- ∴ Xfinity
- ∴ CenturyLink

### Developer and Home Builders

- ∴ **Master Developer**  
Integrity Land Ventures
- ∴ **Master Planner**  
Norris Design
- ∴ **Home Builders**  
Century Communities  
Pulte  
Richmond American  
Toll Brothers
- ∴ **Amenity Center Architect**  
KGA Studio Architects

## Beyond the Ranch

### Recreation

- ∴ Aurora Reservoir
- ∴ Cherry Creek State Park
- ∴ Blackstone Country Club
- ∴ Heritage Eagle Golf Club

### Shopping

- ∴ King Soopers Marketplace
- ∴ Saddle Rock Village
- ∴ Southlands Shopping Center
- ∴ Park Meadows Mall

### Commuting

- ∴ E-470 (toll road)
- ∴ 1-25
- ∴ 1-225
- ∴ Denver International Airport

### Medical and Emergency Care

- ∴ Centennial Medical Center
- ∴ Children's Hospital Colorado  
Anschutz Medical Campus
- ∴ Medical Center of Aurora
- ∴ VA Medical Center
- ∴ University of Colorado Hospital ER
- ∴ Aurora Police
- ∴ Aurora Fire Department, Station 13



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# FREQUENTLY ASKED QUESTIONS



## Community Overview

### What is Overland Ranch?

Overland Ranch is a 370-acre master-planned community comprised of four distinct neighborhoods: Overland Spirit, Prairie's Edge, Star Gaze, and Porch View. Here, Americana-inspired homes, miles of trails, and lots of open spaces create a community where families can grow, create lasting legacies, and live in harmony with nature.

### Where is Overland Ranch located?

Overland Ranch is located to the northeast of the intersection between S. Monaghan Road/Delbert Road and East County Line Road/County Road 194, in Arapahoe County, Colorado. Considered to be the last frontier in Southeast Aurora, the community is just 30 minutes from Denver.

### What makes Overland Ranch different from other master-planned communities in the region?

At Overland Ranch, modernity meets the rugged spirit of the West. Perched on the very edge of land zoned for residential development in Arapahoe County, the community is bounded on two sides by protected prairie—but it's also just minutes from the Southlands Mall and an easy commute to Denver's corporate hubs. It's the final approved community within the prestigious Cherry Creek School District, making it the perfect choice for homebuyers seeking a family-first community and an off-the-beaten-path lifestyle.

Kindling a connection to the land and a spirit of nostalgia, Overland Ranch's signature style is a blend

of craftsman, prairie, farmhouse, and traditional architecture. Over five miles of trails, greenbelts, and parks wind through the community—leading to The Silo, a resort-style clubhouse, gym, and pool complex where neighbors become lifelong friends.

With integrity, community, adventure, stewardship, and legacy at our core, we offer people more than homes; we offer a lifestyle that honors tradition, embraces modern living, and celebrates the very heart of the West.

### Who is the Developer behind Overland Ranch?

The Developer is [Integrity Land Ventures](#), a Denver-based real estate consulting and development firm specializing in creating experience-driven, single-family residential and mixed-use master-planned communities. Integrity Land Ventures' aim is to craft communities that celebrate the uniqueness of the land and the local culture, exemplify innovation, and enrich people's lives. Its focus is on Colorado and Northern Texas, with projects ranging in size from 50 to 1000 acres.

### How many homes are planned at full buildout?

There will be 995 homes at Overland Ranch, with 885 single-family homes and 110 paired homes.

### What is the expected timeline for community buildout and completion?

According to our latest market study, we expect to be completed by 2035.



## Homes and Builders

### **Which home builders are participating in Overland Ranch?**

Participating home builders include Century Communities, Pulte, Richmond American Homes, and Toll Brothers.

Our Model Home Complex, which we expect to be open in June of 2026, features models by all four builders side-by-side to make it easy to pick your dream home.

### **What types of homes are offered in the community?**

The homes in Overland Ranch include both detached single-family and paired offerings with dozens of floor plans to choose from. Most feature indoor spaces that flow naturally outdoors, and many of the homes on larger lots are designed with walkout basements, so you can make the most of the open prairie that lies beyond the backyard.

Lot sizes will range from 5,400 to 8,400 square feet.

### **What architectural styles are offered in the community?**

Overland Ranch's signature style takes its cues from the expansive plains and rugged Rocky Mountains that surround the community. Choose from semi-custom farmhouse, prairie, craftsman, and traditional homes for every stage of life.

### **What price ranges can buyers expect?**

The prices for homes in Overland Ranch will range from the \$800s to \$1.4 million.

### **Will homes be customizable or semi-custom?**

Buyers will have the opportunity to choose preferred exterior elevations and personalize their homes with a variety of options and upgrades per builder.

## Amenities and Lifestyle

### **What sort of amenities will be included at Overland Ranch?**

With a communal gathering area, resort-style pool, fitness center, event areas, and more than 100 acres of parks, amenities, and open space, there's never a dull moment at Overland Ranch.

### *Green spaces*

65 acres of open space, 60 acres of common landscaped areas, 4 miles of paved trails, nearly 2 miles of natural trails, pollinator gardens with educational pollinator and Butterfly Pavilion wildlife bus tours, wind harps/nature's music

### *The Silo clubhouse*

Fitness facility, pool with lifeguards, lap lanes, and splash pads, old-fashioned bar, WiFi and spaces for remote work, double-faced fireplace, kitchen with outdoor access, wraparound porch with rocking chairs, greeting room, outdoor firepit, Overland Trail history center and memorabilia

### **What parks, trails, or open space areas are planned?**

The greenbelts that border each of Overland Ranch's four neighborhoods preserve the wild essence of the prairie. Winding through the rolling hills of these green spaces are over 5 miles of trails that offer plenty of room to roam. All connect to regional trail systems that run all the way to Southlands and the Aurora Reservoir.

Residents of Overland Ranch are never far away from a park. To the east, in Prairie's Edge, you'll find a generously-sized park overlooking protected wildlands. To the west lies Overland Ranch's largest park, where the community will come together for lacrosse games or soccer tournaments. Overland Spirit park is a stone's throw away from The Silo and will be a place to catch up with friends over a game of horseshoes or bocce ball.

### **Will there be community events or lifestyle programming?**

A home in Overland Ranch is more than just an address. Your keys unlock access to a tight-knit community where folks are always coming together to mix, mingle, and celebrate.

Overland Ranch's social committee and homeowners association (for more information on the HOA, see below) organizes special gatherings around the holidays—think Easter egg hunts, Santa Claus visits, and Memorial Day barbeques. Throughout the year, expect events like outdoor movie nights in the summer, Super Bowl watch parties, and Academy Award nominee movie screenings.

As a resident, you'll also be able to book indoor areas to host your friends and family for catered events.



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## Schools and Education

### Which school district serves Overland Ranch?

Overland Ranch holds the honor of being the last approved community within the award-winning [Cherry Creek School District](#), and student residents can attend [Woodland Elementary](#), [Fox Ridge Middle School](#), or [Cherokee Trail High School](#), all within the district.

### Are there plans for any on-site or nearby schools?

There are no plans for any on-site schools at this time.

### Are there nearby daycare or early childhood education options?

There are several affordable, quality childcare, day care, preschool, and early education options within a 10 to 15-minute drive from Overland Ranch. You'll also find plenty of childcare and early education options as you head further west towards employment centers in Aurora and Parker.

## Location and Access

### Which major roads and highways are near Overland Ranch?

Overland Ranch is a place where endless horizons meet easy commutes. Transportation routes E-470 (Toll) Highway, Parker Road/Highway 83, and Interstate 70 are all within a 20-minute drive. Employment hubs in Meridian, RidgeGate/Lone Tree, and Denver Tech Center are about 20 to 25 minutes away.

### How far is Overland Ranch from Denver International Airport?

Denver International Airport is located 25.5 miles north via E-470 (toll) highway and Pena Boulevard, about a 25 to 30 minute drive.

### What shopping, dining, recreation, and entertainment options are nearby?

There's plenty to do beyond the Ranch. Here, we've rounded up the highlights.

The Southlands Mall is located only 4.0 miles (10 to 15 minutes) northwest off of Smoky Hill Road at Main Street. With Main Street shops and smaller eateries, surrounded by big box retailers on the perimeter,

Southlands offers more than 110 specialty shops and a variety of three, four, and five-star restaurants around the mall. Southlands is also host to farmers' markets, concerts, holiday and ice-skating events during the year, a movie theater, and an indoor pickleball facility on the northern edge of the mall.

More shopping is available at Arapahoe Crossing approximately 7.7 miles to the northwest at Parker Road and Arapahoe Road (15 minutes); and Park Meadows Mall is 14 miles (20 minutes via 470 Highway). Both shopping centers have abundant dining options, including food courts and restaurants. There are also plenty of other dining options to be found within 5 miles of the Ranch, as well as in Parker (15-20 minutes south).

The Blackstone Country Club (private) Golf Club is about one mile to the northwest (3 minutes), Heritage Eagle Bend Golf Club (public tee times) is 3.6 miles west (7 mins), and Saddle Rock (public) Golf Course is 4.5 miles to the northwest (8 mins).

The Aurora Reservoir is just 1.5 miles north of the community, though driving is about a 9-mile route (15-20 minutes). The 31,650-acre reservoir is home to year-round fun. In the fall, winter, and spring, you can walk, run, or bike the 8.5-mile loop that skirts the lake's shores, or try your hand at archery. Come summer, enjoy all the reservoir has to offer by getting out on the water for a day of boating, kayaking, paddle boarding, scuba diving, fishing, or swimming.

The Aurora Reservoir also hosts community events each year, including triathlons, a polar bear plunge, and sailing camps.

### What medical services and hospitals are in the area?

There are two urgent care centers within 5 miles: OnPoint at Smoky Hill and Aurora Pkwy, and the AFC at Saddle Rock off Gartrell and Dry Creek. Advent Parker Hospital (170-bed, Level II Trauma) is 8 miles away (15 minutes). The 540-acre UCH Anschutz Medical Campus is 19.6 miles to the southwest in Aurora (20 minutes). The nationally recognized teaching hospital includes 678 beds, a Level 1 trauma center, Rocky Mountain Regional VA Medical Center, and the Children's Hospital of Colorado main campus (and more).



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## Sustainability and Land Use

### **How is Overland Ranch prioritizing sustainability and environmental stewardship?**

Leaving a gentle footprint is one of the guiding principles at Overland Ranch and has been our North Star for decisions big and small throughout the community. One of our key initiatives is to ensure our community is a haven for pollinators like bees, butterflies and moths, birds and bats, and beetles and other insects. We've partnered with the Colorado Butterfly Pavilion to plant pollinator gardens throughout the community, as well as to prioritize wildflowers and native grasses wherever possible.

### **How much of the land is being preserved as open space?**

There's a growing body of evidence that spending time (at least 120 minutes per week) in natural, green environments can lead to better health and wellbeing in both adults and children. That fact is why we've preserved more than 100 acres of combined open space and common landscaped areas throughout the community—ensuring that those who need space to run free will never feel penned in here.

### **Are there water-wise landscaping or green building standards?**

Like you, we know that modern life in the West means stewarding our environment responsibly. Our home builders are respected for their commitment to responsible land management, energy-efficient building practices, and healthy home initiatives. The Silo clubhouse will also feature solar panels in its shaker roof to reduce the need for excess energy.

Our green spaces will be landscaped with the natural environment in mind. The City of Aurora requires residents to get a permit when a lawn is installed or enlarged (both sod and seed), and when an automated sprinkler or irrigation system is installed, renovated, or enlarged. Aurora offers free in-person and on-demand classes about efficient watering, water-wise landscapes, drought-tolerant plants, and more.

## HOA and Governance

### **Is there an HOA? What does it cover?**

The Homeowners Association will be organized in partnership with AMI Community Association Management. Residents will be able to access more information as it becomes available at the [AMIHOA.com](https://amihoa.com) website.

### **Will there be design guidelines or architectural review for homes?**

Yes. Please use the HOA link for more information.

### **How can I get in touch with the HOA if I have a question?**

You can reach out to Overland Ranch's HOA by emailing [overlandranch@amihoa.com](mailto:overlandranch@amihoa.com) or calling (720) 633-9722.



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