



Federal Heights

August 9, 2011

For Immediate Release

Contact:

Robert Smith
Economic Development Office
303.412.3525
rsmith@FedHeights.Org
www.FedHeights.Org
www.Facebook.com/FedHeights

DRAFT

New Retail Site Breaks Ground In Federal Heights **Excell Fund, LLC will build Family Dollar Store on North Federal Boulevard**

Representatives of Excell Fund and City of Federal Heights officials celebrated the groundbreaking of a new Family Dollar Store on August 2nd. Located at 9400 N. Federal Boulevard in Federal Heights, the parcel known for years as “9X” will be the location for approximately 8,000 square feet of newly developed retail space.

“We are excited to welcome Excell Fund and Family Dollar to this location,” said Mayor Joyce Thomas. “This project has been in the works for quite some time and this groundbreaking ceremony is another step in making our community great.”

Excell’s managing partner, Virgil Shouse commented, “We see this as a great retail location. The demographics and traffic flow are outstanding and we believe this site is an excellent fit for this type of retail operation.”

Federal Heights officials and Excell Fund staff donned hard hats and took up gold shovels to officially start construction on the 9X parcel. “We’re finalizing construction drawings with the City and beginning our large equipment site grading work within the next few weeks. It’s our expectation to work our way through an expedited construction schedule and have the Family Dollar store open in time for this holiday shopping season,” said Virgil Shouse.

The 9X parcel was subdivided using a new expedited process approved by City Council last spring and the parcel was right-sized for the Family Dollar site plan. The City of Federal Heights has owned the land as well as adjacent parcels to the east for nearly 40 years.

Federal Heights Economic Development Director, Robert Smith said several other development proposals were considered for the site over the years, but this project was the first to reach groundbreaking. “It’s a great location, but the property comes with some significant development challenges. It took many creative minds to find ways to meet those challenges and working with Excell has been great. Once completed, we will have accomplished something significant – we will have turned a former fill site into retail. Any city in Colorado would be proud of this achievement.”

Perception Design Group is spearheading site and building design work for the project. SCS, Inc is the general contractor.

###

About Excell Fund

Excell Fund LLC and its principals have been providing brokerage, management, development, construction, and other support services to a select group of clientele since 1972. Our purpose is to provide professional, hands on, worry free services to commercial & residential real estate investors. Our qualified team of professionals can also make a difference for you. Browse our site and allow us to show you why Excell Fund LLC is "The Real Estate Specialist".

www.excellfund.com/

About Family Dollar

For more than 50 years, Family Dollar has been providing value and convenience to customers in easy-to-shop neighborhood locations. Family Dollar's mix of name brands, and quality, private brand merchandise, appeals to shoppers in more than 6,900 stores in rural and urban settings across 44 states. Helping families save on the items they need with everyday low prices creates a strong bond with customers who refer to their neighborhood store as "my Family Dollar." Headquartered in Matthews, North Carolina, just outside of Charlotte, Family Dollar is a Fortune 300, publicly held company with common stock traded on the New York Stock Exchange under the symbol FDO.

www.familydollar.com

About Federal Heights

Federal Heights is a home rule City, located north of Denver, Colorado. Federal Heights was incorporated in 1940 and is generally positioned between Federal Boulevard & Pecos Street and 84th & 104th Avenues. More than 12,000 residents call Federal Heights home.

www.FedHeights.Org