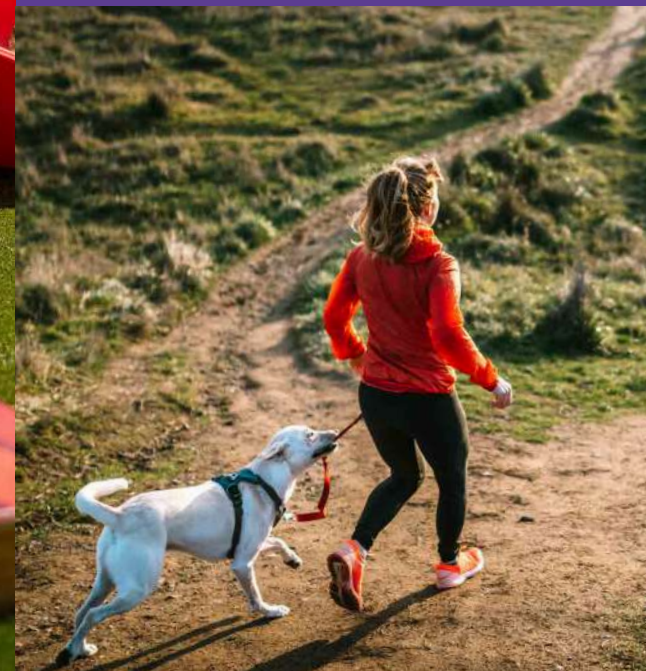


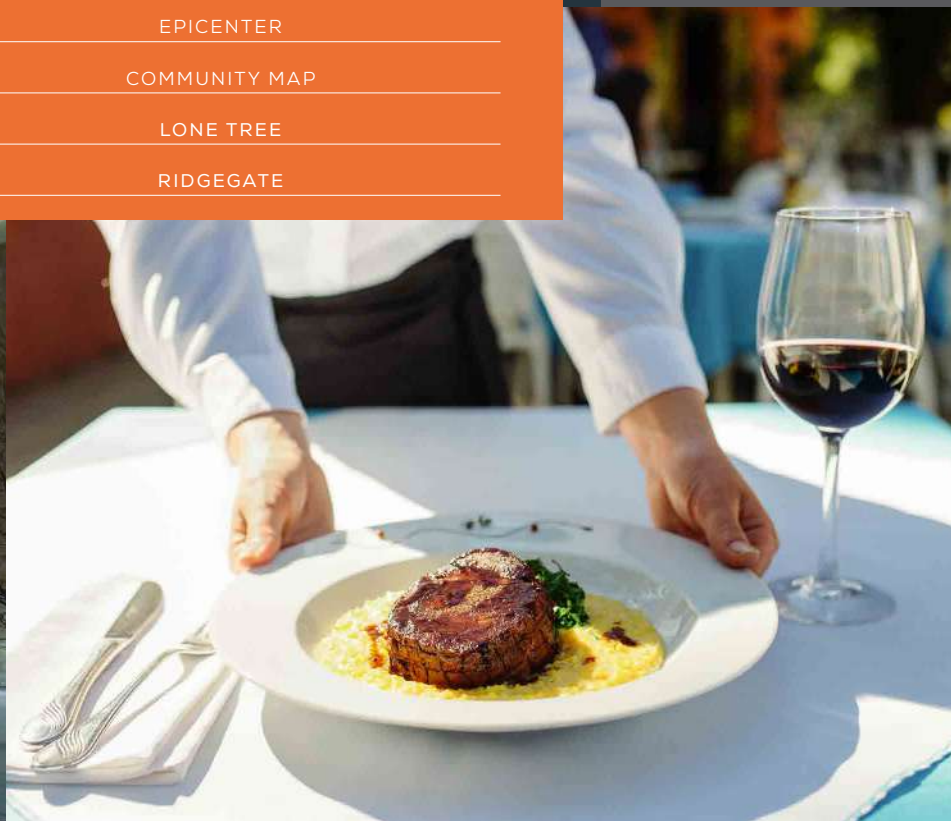


what moves you?





Created by Shea Homes®, Lyric at RidgeGate™ is an eclectic community located in Lone Tree, where inspired living and everyday convenience get along beautifully. Diverse architecture and walkable streets set the scene, while parks, trails, and open space invite you to get out and about.



LYRIC AND LONE TREE

the best of both worlds.

City buzz or suburban calm? Why not have both? Here in Lone Tree, the home of Lyric at RidgeGate, the two lifestyles live side by side, sharing an address and a remarkably good attitude. Shopping, dining, wellness, business, all close enough to fold into an ordinary day and make it a great one. Two worlds, one zip code, zero downside.

Lone Tree has light rail stations that will take you to more great places than you can imagine, city services that just work, and schools students will be eager to call their own. With Charles Schwab, Kiewit, Lockheed Martin, and Sky Ridge Medical all calling Lone Tree home, ambition keeps excellent company. And Park Meadows takes on a shopping spree and a standing dinner reservation with equal, effortless flair.

LOCALE

EPICENTER

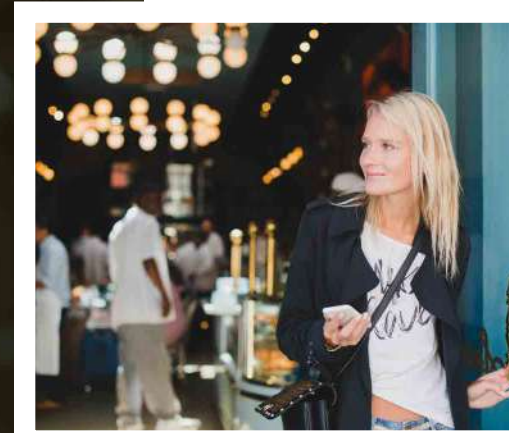
COMMUNITY MAP

LONE TREE

RIDGEGATE

THE LYRIC LIFE

SHEA HOMES



better together

With the west side of RidgeGate fully developed as a complete community, the east side will become a focal point for urban progression. Along with vibrant neighborhoods, the development plan calls for mixed-use districts with curated shops and neighborhood services, incredible dining options, hotels, and a variety of office and workspaces. At the heart of the east side will be the Lone Tree City Center®, a 400-acre destination spanning 32 city blocks with convenient access to the light rail.

LOCALE

EPICENTER

COMMUNITY MAP

LONE TREE

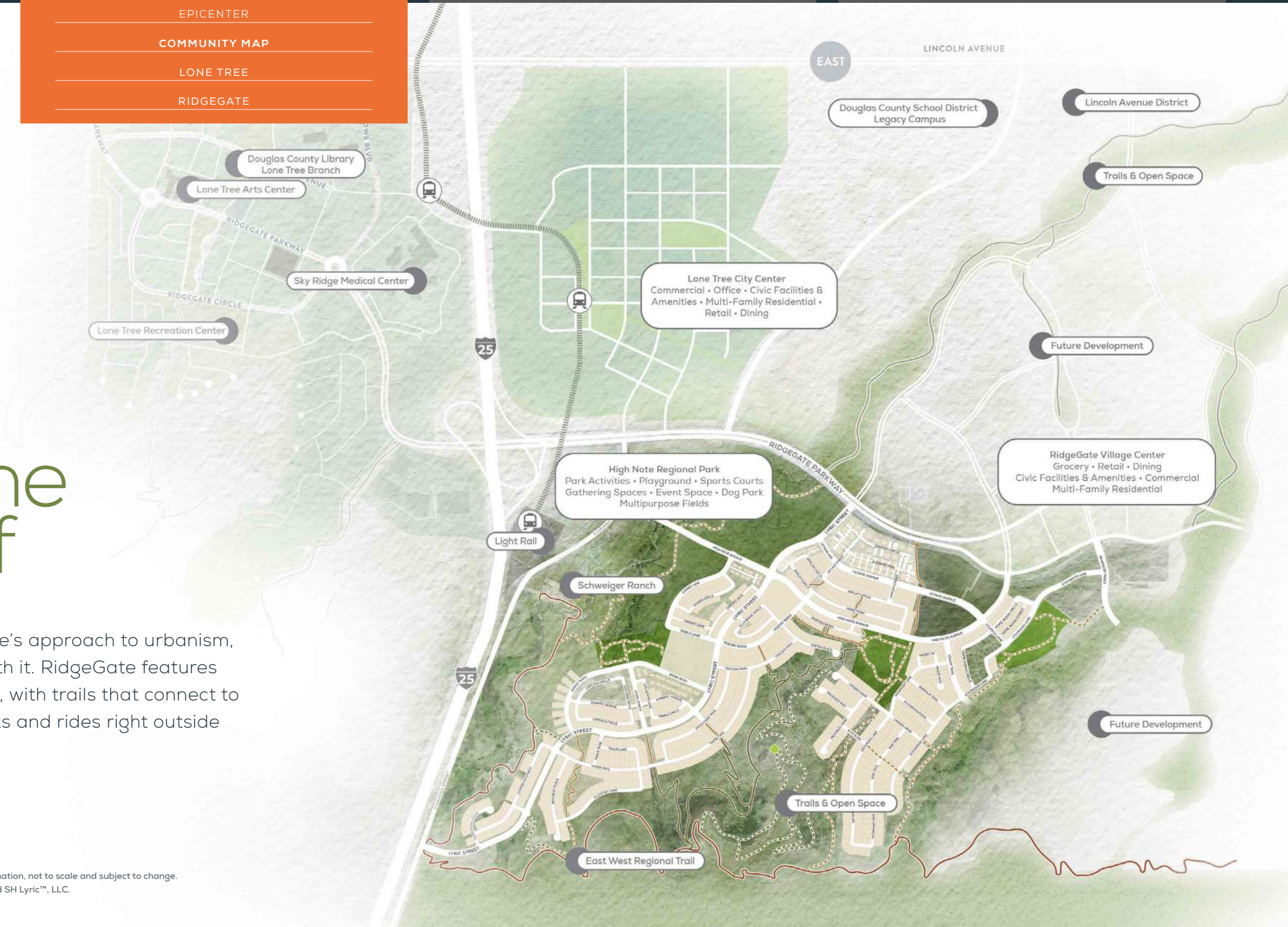
RIDGEGATE

THE LYRIC LIFE

SHEA HOMES

X marks the good stuff

Lyric is a natural extension of RidgeGate's approach to urbanism, along with all the vitality that comes with it. RidgeGate features 600 acres of parks and natural habitat, with trails that connect to regional systems and offer miles of treks and rides right outside your door.



LOCALE

EPICENTER

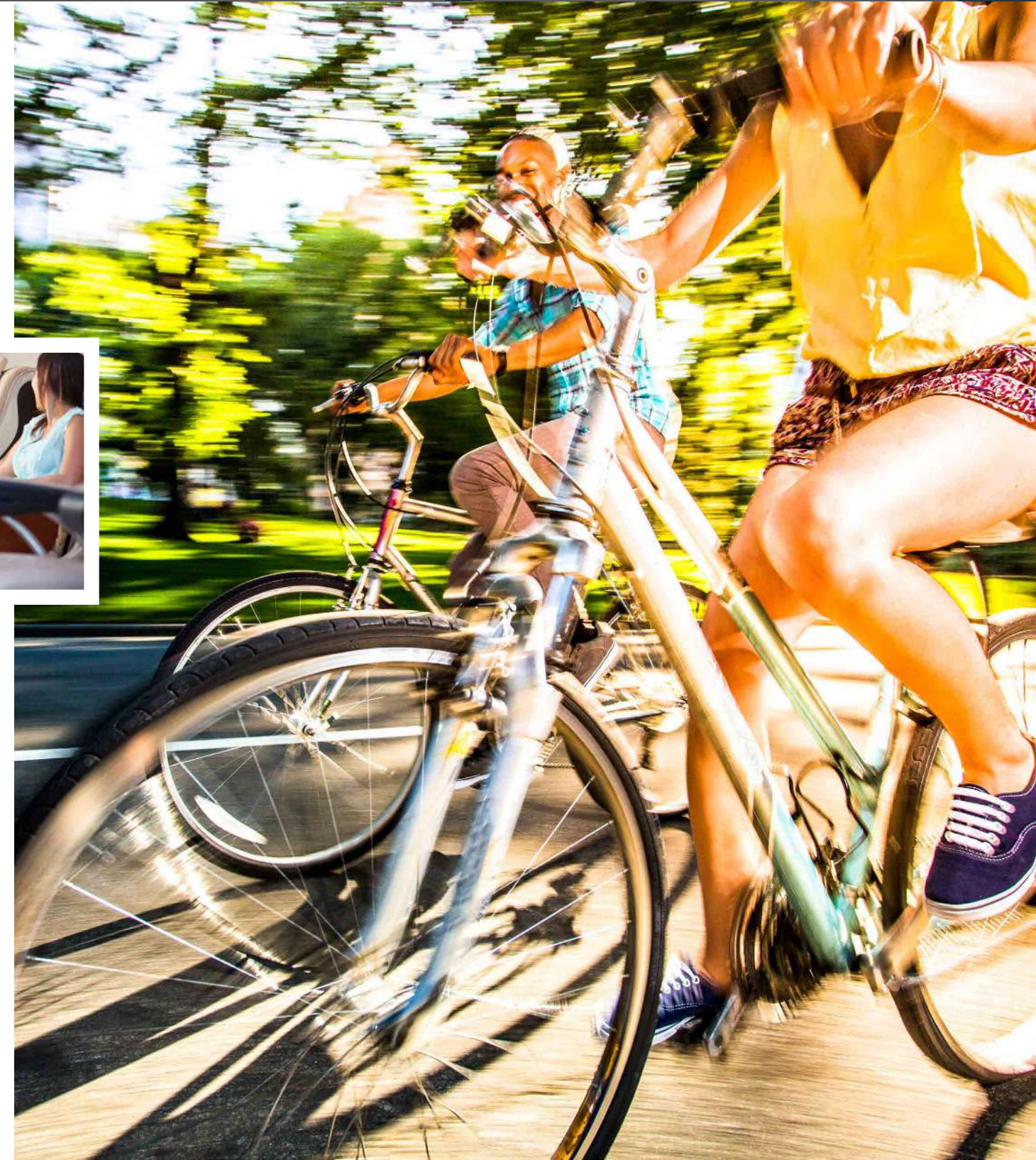
COMMUNITY MAP

LONE TREE

RIDGEGATE

THE LYRIC LIFE

SHEA HOMES



errands made effortless

The west side of RidgeGate already has its act together, so the east side is officially next. The centerpiece will be the Lone Tree City Center®, 400 acres and 32 blocks designed to keep life interesting. Big enough to wander, close enough to call your own, with curated shops, day-saving services, and dining that makes “let’s just stay in” a much harder sell.

Arriving in 2027, a second King Soopers becomes your go-to for last-minute dinner rescues and flowers that imply you remembered the date all along. It is all coming together now. Urban energy, suburban ease, and a future that never runs out of milk.

LOCALE

EPICENTER

COMMUNITY MAP

LONE TREE

RIDGEGATE

THE LYRIC LIFE

SHEA HOMES

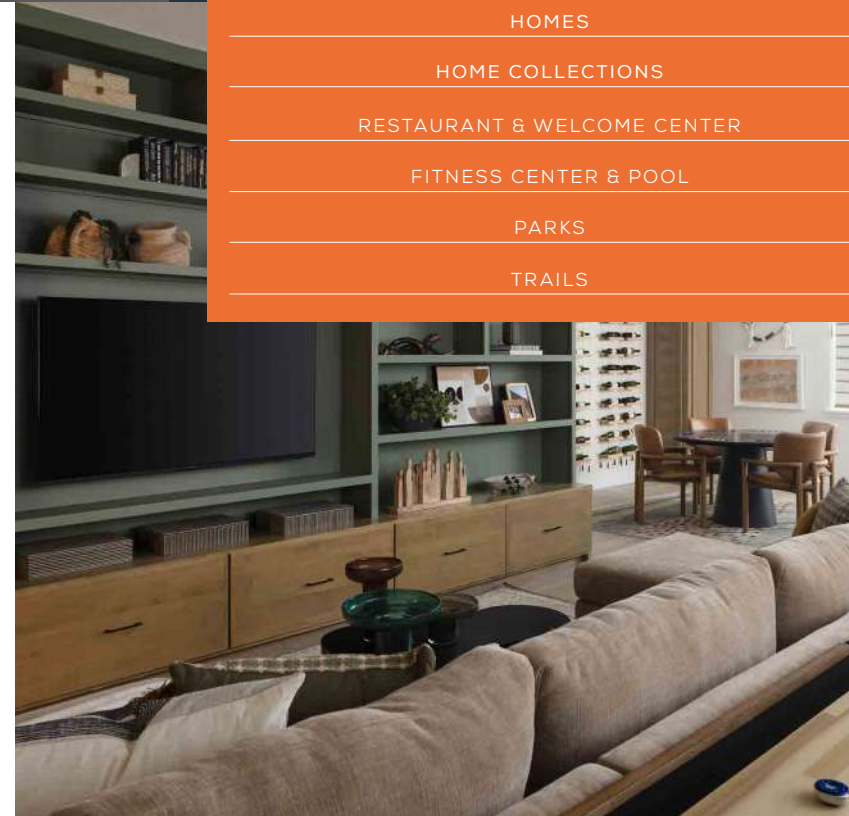


possibility, unlimited.
keys, optional.

With the RidgeGate Parkway light rail station right next door, downtown Denver feels like just another part of the neighborhood. Catch the light rail for a concert, some crazy delicious salmon crudo, or the big game, then glide home with no traffic to fight and no parking to negotiate. Around here, getting there is somehow the easy part.

architecture that speaks volumes

Fresh architecture. Refined style. State-of-the-art internet infrastructure. Put them in a neighborhood with a clear point of view and you get something smart, stylish, and not the least bit shy about it. The result is a dynamic range of homes made for a rich variety of lifestyles, and for whatever you dream up next.



HOMES

HOME COLLECTIONS

RESTAURANT & WELCOME CENTER

FITNESS CENTER & POOL

PARKS

TRAILS



homes as original as their owners

From condos and rowhomes to townhomes and detached single-family homes in both two-story and ranch styles, there is a layout for every phase of your life. Through mindful planning and design, you will find architectural diversity in every neighborhood and on every block. Distinct on their own, better together, and plenty of room for your next chapter.

HOMES

HOME COLLECTIONS

RESTAURANT & WELCOME CENTER

FITNESS CENTER & POOL

PARKS

TRAILS



TRIBUTE COLLECTION

NEXT COLLECTION >

2-Story and 3-Story Plans • 1,810 – 3,189 Square Feet • 3-5 Bedrooms • 2.5-4.5 Bathrooms

With seven flexible floorplans, The Tribute Collection offers stunning single-family options to fit your lifestyle. Three two-story plans and four three-story plans are featured.



HOMES

HOME COLLECTIONS

RESTAURANT & WELCOME CENTER

FITNESS CENTER & POOL

PARKS

TRAILS



< NEXT COLLECTION >

STORYTELLERS COLLECTION

2-Story Plans • 2,185 – 3,211 Square Feet • 3-5 Bedrooms • 2.5-4.5 Bathrooms

The Storytellers Collection offers alley-load, single-family detached homes with a chic and modern design inspired by the urban character of the neighborhood.



HOMES

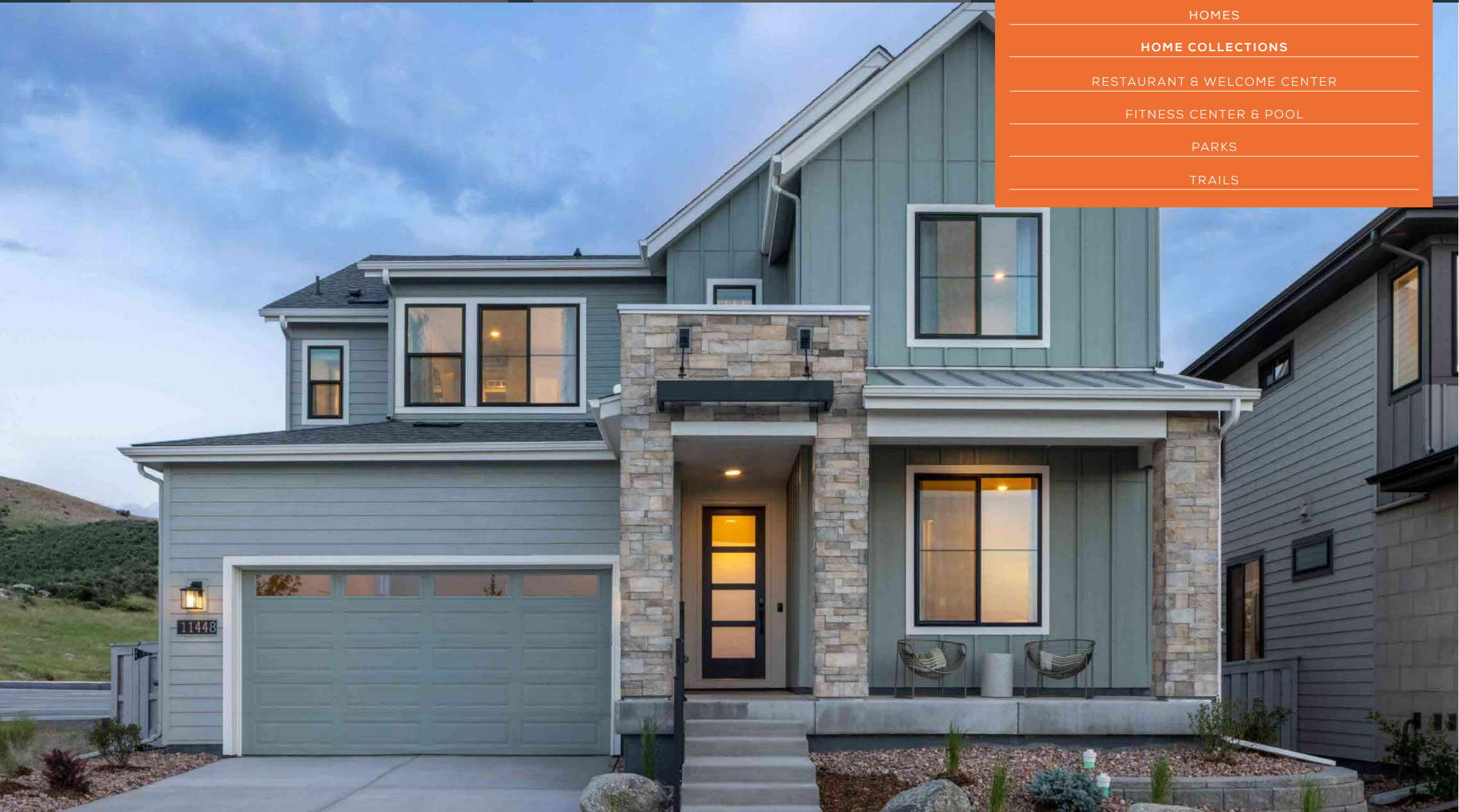
HOME COLLECTIONS

RESTAURANT & WELCOME CENTER

FITNESS CENTER & POOL

PARKS

TRAILS



LEGENDS COLLECTION

< NEXT COLLECTION >

1-Story and 2-Story Plans • 2,078 – 4,707 Square Feet • 2-7 Bedrooms • 2.5-5.5 Bathrooms

The Legends Collection features spacious single-story and two-story homes. There are five floorplan choices featuring spaces that flex to fit lifestyle needs.



HOMES

HOME COLLECTIONS

RESTAURANT & WELCOME CENTER

FITNESS CENTER & POOL

PARKS

TRAILS



AUTOGRAPH COLLECTION

< NEXT COLLECTION >

Luxury 1-Story and 2-Story Plans • 2,601 – 6,200 Square Feet • 3-9 Bedrooms • 3-8 Full Bathrooms • 1-2 Powder Bathrooms

The Autograph Collection offers six floorplans ranging from 2,601 to 6,200 square feet, features open-concept layouts, multi-generational design options, and spacious designs to fit your lifestyle.



HOMES

HOME COLLECTIONS

RESTAURANT & WELCOME CENTER

FITNESS CENTER & POOL

PARKS

TRAILS

FREQUENCY COLLECTION

< NEXT COLLECTION >

Rowhomes
1,672 – 1,843 Square Feet
3 – 4 Bedrooms • 2.5 – 3.5 Bathrooms



HOMES

HOME COLLECTIONS

RESTAURANT & WELCOME CENTER

FITNESS CENTER & POOL

PARKS

TRAILS



TOWNHOME COLLECTION



NEXT COLLECTION



Townhomes
1,230 – 1,297 Square Feet
2-3 Bedrooms • 2.5 Bathrooms



HOMES

HOME COLLECTIONS

RESTAURANT & WELCOME CENTER

FITNESS CENTER & POOL

PARKS

TRAILS

CONDOMINIUM COLLECTION



NEXT COLLECTION



Condominiums
912 – 1,268 Square Feet
2 – 3 Bedrooms • 1 – 2 Bathrooms



HOMES

HOME COLLECTIONS

RESTAURANT & WELCOME CENTER

FITNESS CENTER & POOL

PARKS

TRAILS



FUSION COLLECTION

< NEXT COLLECTION >

Luxury 2-Story and 3-Story Residences
2,706 – 4,228 Square Feet
3 – 5 Bedrooms • 2.5 – 5.5 Bathrooms

INFINITY
PROPERTIES

HOMES

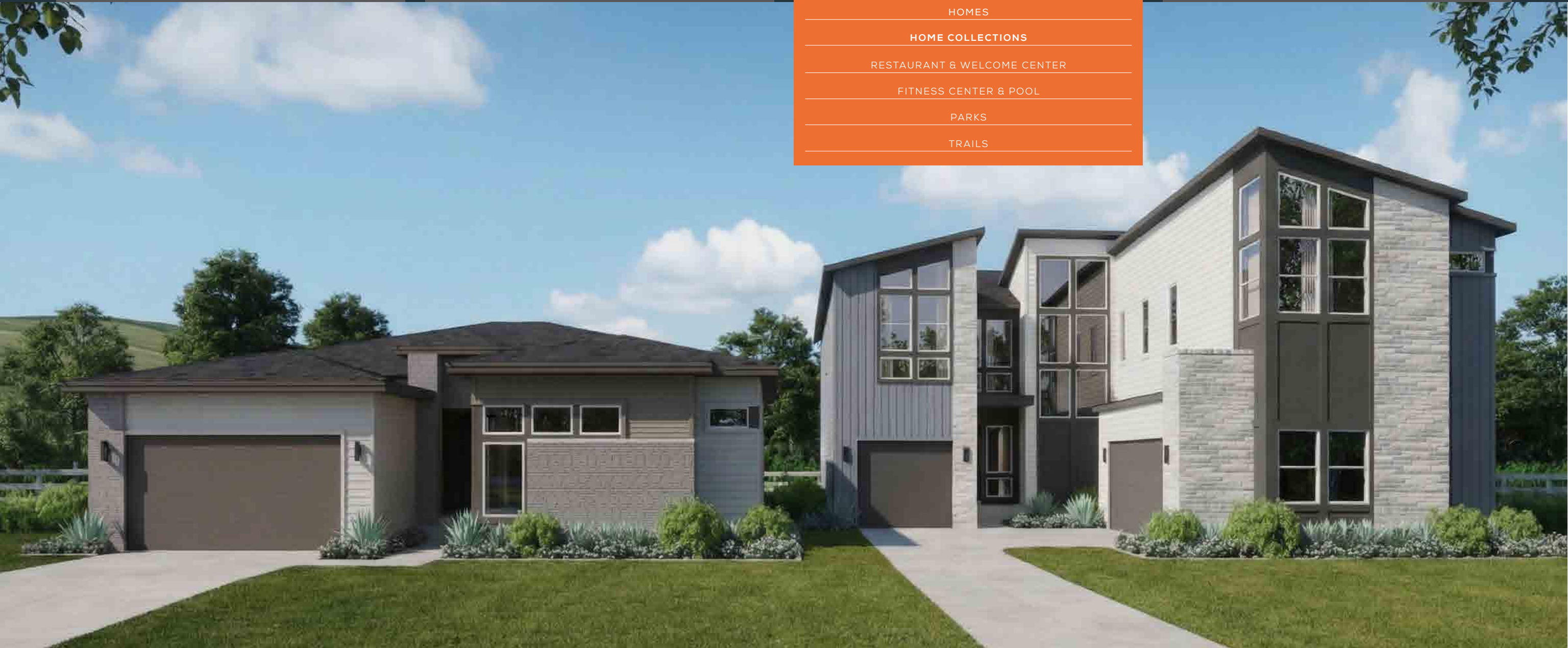
HOME COLLECTIONS

RESTAURANT & WELCOME CENTER

FITNESS CENTER & POOL

PARKS

TRAILS



CADENCE COLLECTION



PREVIOUS COLLECTION

Luxury 1-Story and 2-Story Plans
2,700 – 5,500 Square Feet
3 – 7 Bedrooms • 3.5 – 6.5 Bathrooms



HOMES

HOME COLLECTIONS

RESTAURANT & WELCOME CENTER

FITNESS CENTER & POOL

PARKS

TRAILS



THE *groove*

Get into The Groove

Get To Know Lyric's New Social Hub.

The Groove™ is **open**, and it is doing exactly what it was built to do: bringing everything together. Coffee, connection, movement, and the kind of moments that turn into memories. From the café and restaurant to the private pool and fitness and movement studios, this is your new go-to from first cup to last call. The community always had heart. Now it has a headquarters.

HOMES

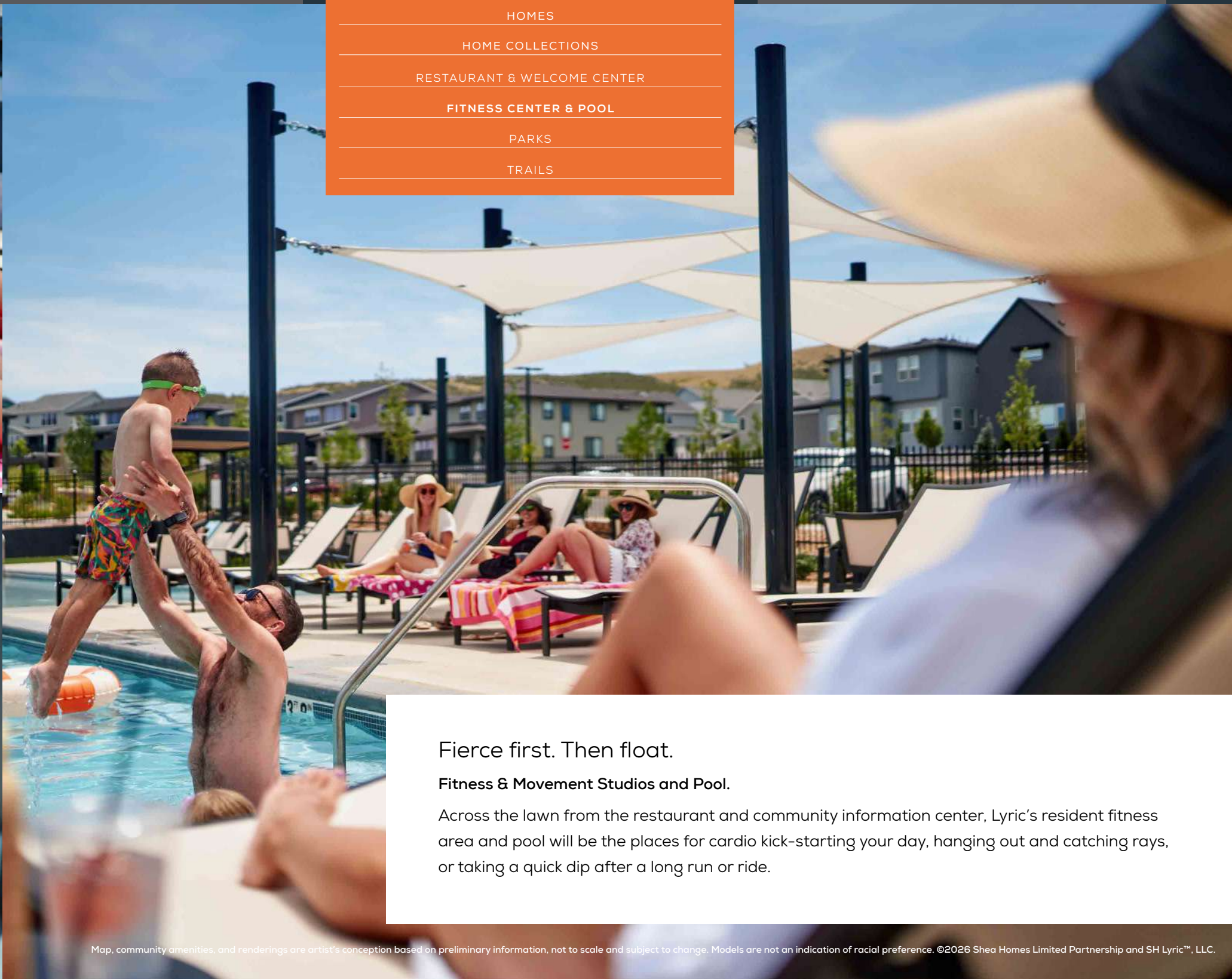
HOME COLLECTIONS

RESTAURANT & WELCOME CENTER

FITNESS CENTER & POOL

PARKS

TRAILS



Fierce first. Then float.

Fitness & Movement Studios and Pool.

Across the lawn from the restaurant and community information center, Lyric's resident fitness area and pool will be the places for cardio kick-starting your day, hanging out and catching rays, or taking a quick dip after a long run or ride.

HOMES

HOME COLLECTIONS

RESTAURANT & WELCOME CENTER

FITNESS CENTER & POOL

PARKS

TRAILS

made for all the ways you play

The spirit of Lyric turns up everywhere, but it will really show off in our planned portfolio of parks made for picnics, playdates and pickup games of every conceivable kind. The community's parks and open space will serve as a standing invitation to get outside, gather, and lose track of time in the best way. Consider this your daily, fully sanctioned excuse to play.

LYRIC'S UPCOMING COMMUNITY PARKS



HOMES

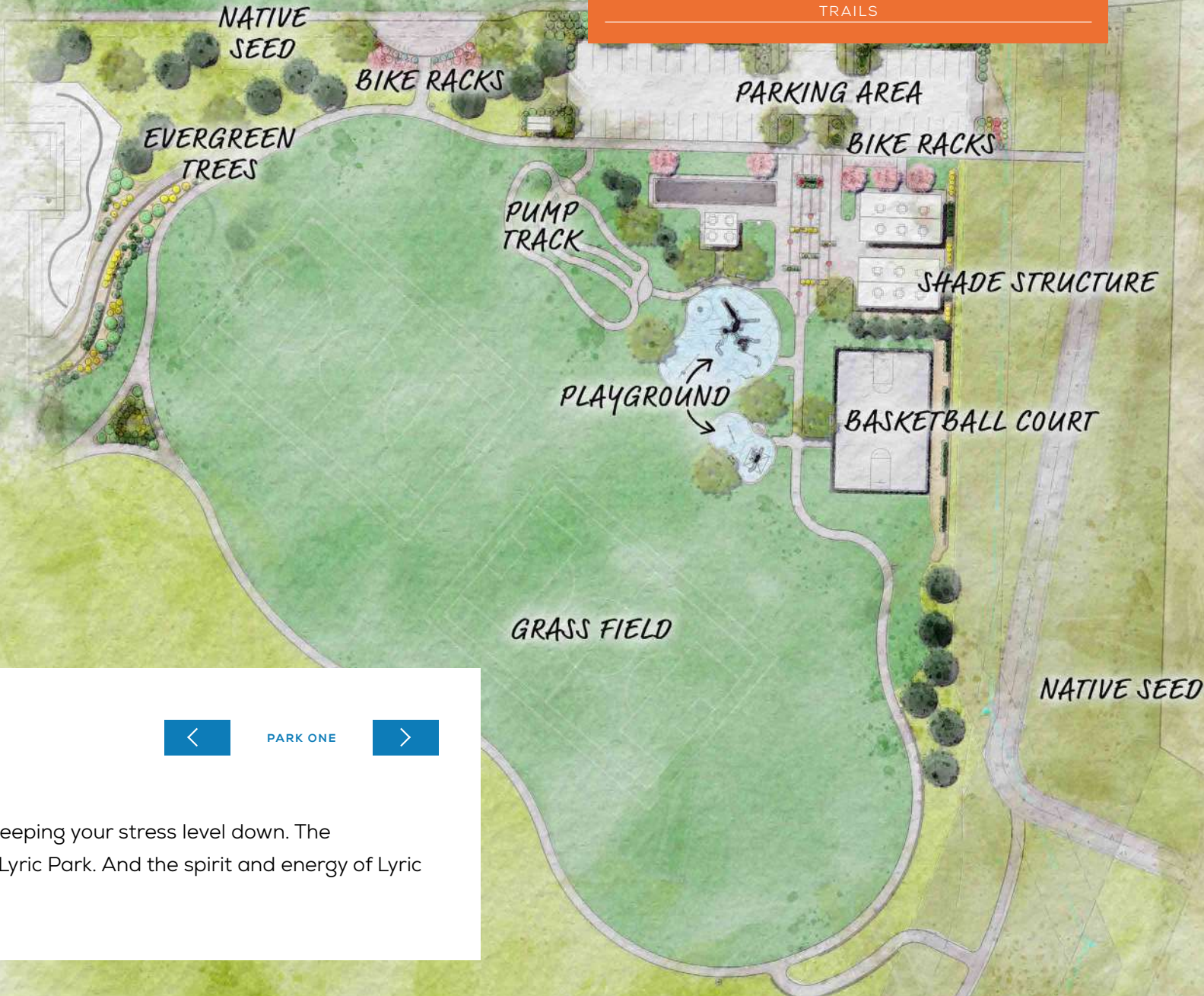
HOME COLLECTIONS

RESTAURANT & WELCOME CENTER

FITNESS CENTER & POOL

PARKS

TRAILS



LYRIC PARK

A park so great, we named it after us

Here's the place for getting your heart rate up and keeping your stress level down. The connection of a vital community is the focal point of Lyric Park. And the spirit and energy of Lyric is apparent everywhere you look.

HOMES

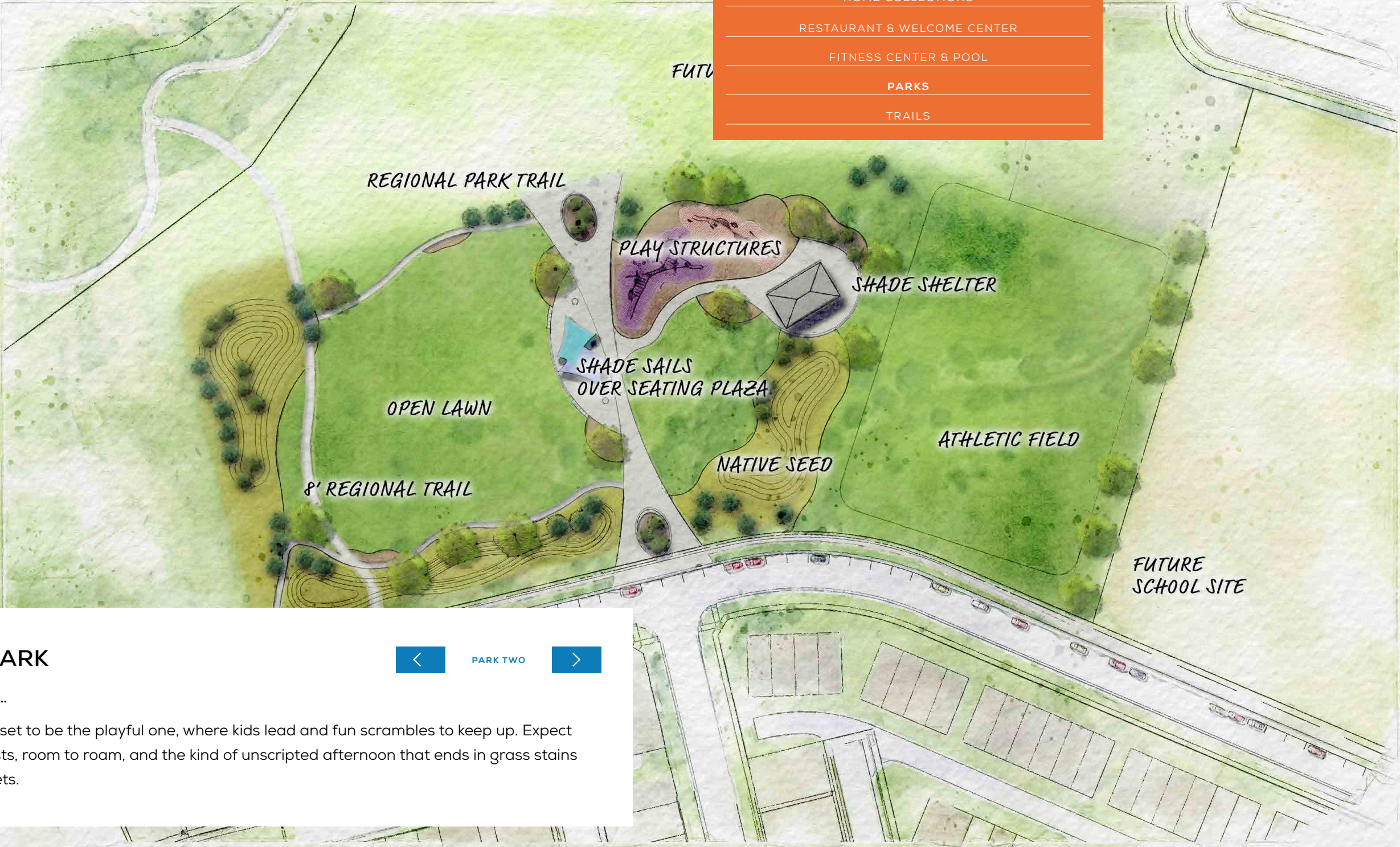
HOME COLLECTIONS

RESTAURANT & WELCOME CENTER

FITNESS CENTER & POOL

PARKS

TRAILS



BEBOP PARK

Parks for play...

Bebop Park is set to be the playful one, where kids lead and fun scrambles to keep up. Expect surprising twists, room to roam, and the kind of unscripted afternoon that ends in grass stains and zero regrets.

HOMES

HOME COLLECTIONS

RESTAURANT & WELCOME CENTER

FITNESS CENTER & POOL

PARKS

TRAILS

POET'S PARK

PARK THREE

...or pause

Poet's Park will be the calm one, a creative corner made for slowing down and letting inspiration find you. Bring a book, a big idea, or absolutely nothing. Some of the best afternoons will start with exactly that.



HOMES

HOME COLLECTIONS

RESTAURANT & WELCOME CENTER

FITNESS CENTER & POOL

PARKS

TRAILS

High Note
Regional Park
**COMING
2027**

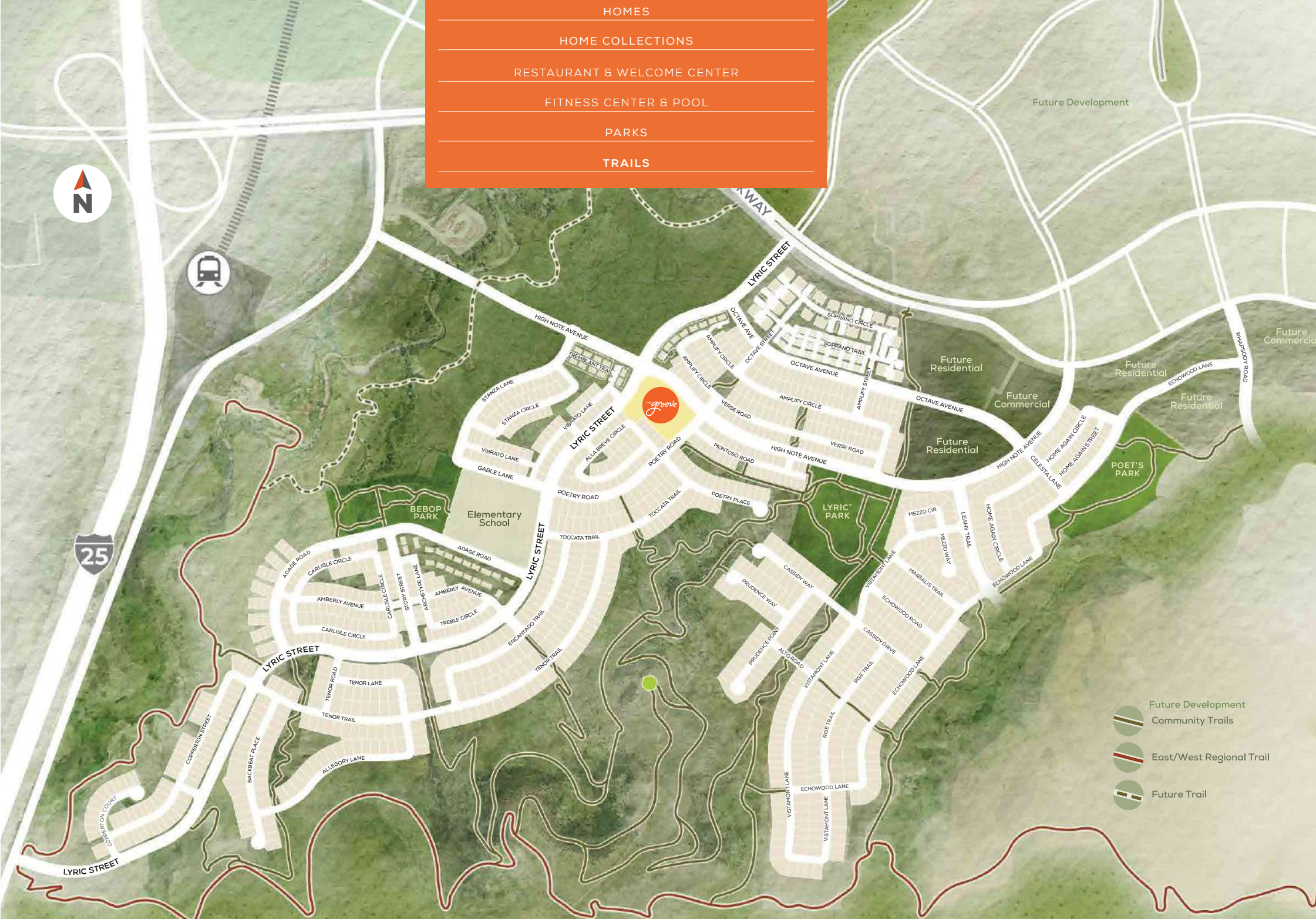
go big.
then go
bigger.

Some parks ask for an afternoon. This one will ask for the whole weekend. Opening in 2027, High Note Regional Park stretches across 80 acres with multi-purpose athletic fields, two inclusive playgrounds, basketball and pickleball courts, a one-mile loop, a splash pad, and a dog park. There is even an amphitheater for the days that deserve a soundtrack. Big space, bigger plans, and a lot more fun is on the way.

happy trails to you

Let’s start with the best part: more than 35 miles of paved and natural trails, all yours to explore. No, you read that right. 35+ miles of local and regional paths wind through Lyric and beyond, linking daily walks, weekend rides, and the occasional spontaneous detour into Colorado’s wide-open beauty.

- Community Trails
- Future Paved Trail
- East-West Regional Trail



Map, community amenities, and renderings are artist’s conception based on preliminary information, not to scale and subject to change. Models are not an indication of racial preference. ©2026 Shea Homes Limited Partnership and SH Lyric™, LLC.



Brought to life by Shea Homes, Lyric is a community purposefully designed to welcome and inspire. Shea communities are imagined with real life in mind, along with all the opportunities and possibilities to make it better. Our thoughtful process and an obsession with the integration of form and function are what set us apart. We call it the Shea Difference®. Once you call Lyric home, you'll understand exactly what we mean.

A *Shea* Community
HOMES®

