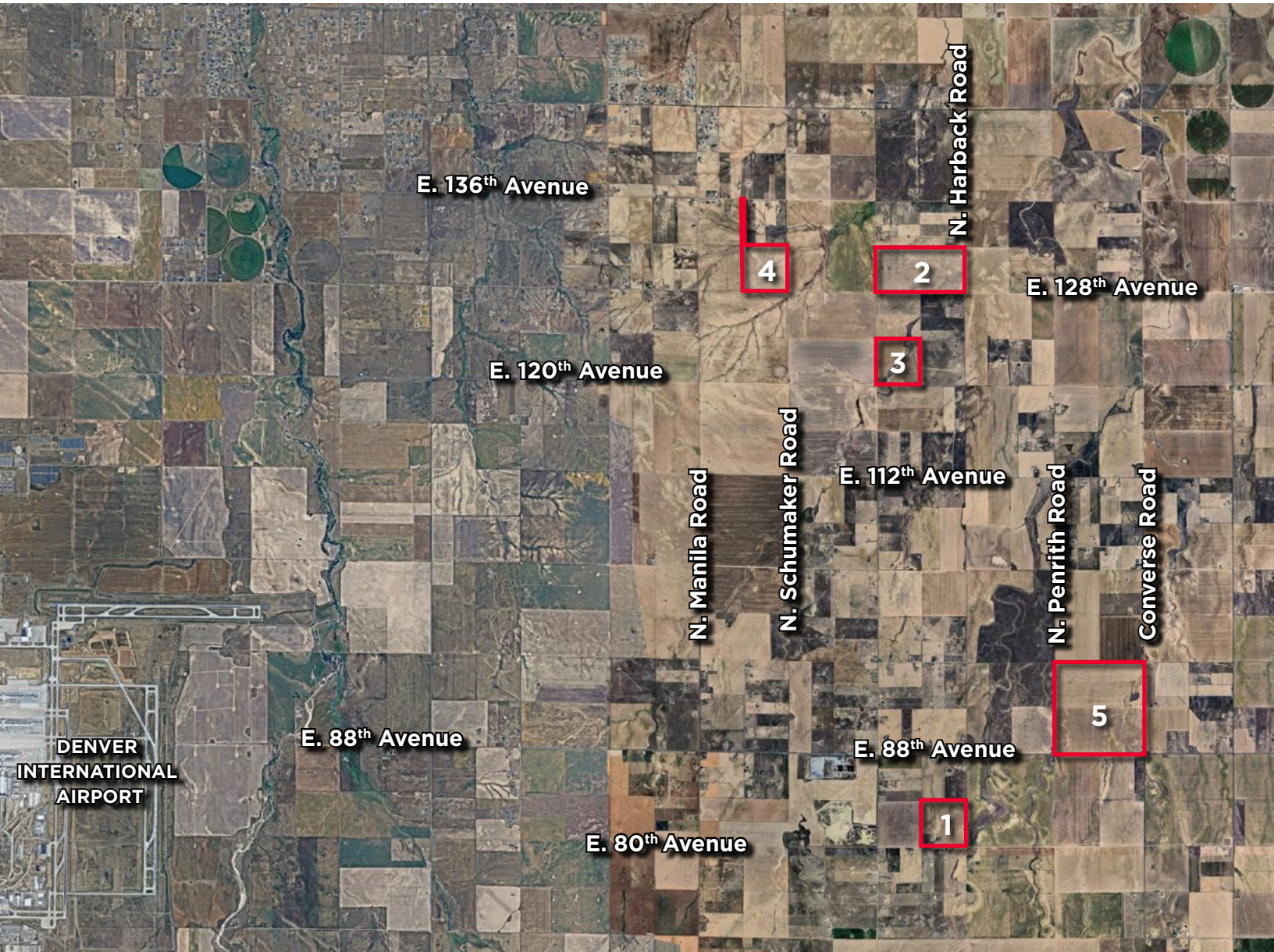


# ±1,400 ACRES OF RAW LAND IN THE COLORADO AEROTROPOLIS AREA – PORTFOLIO SALE!

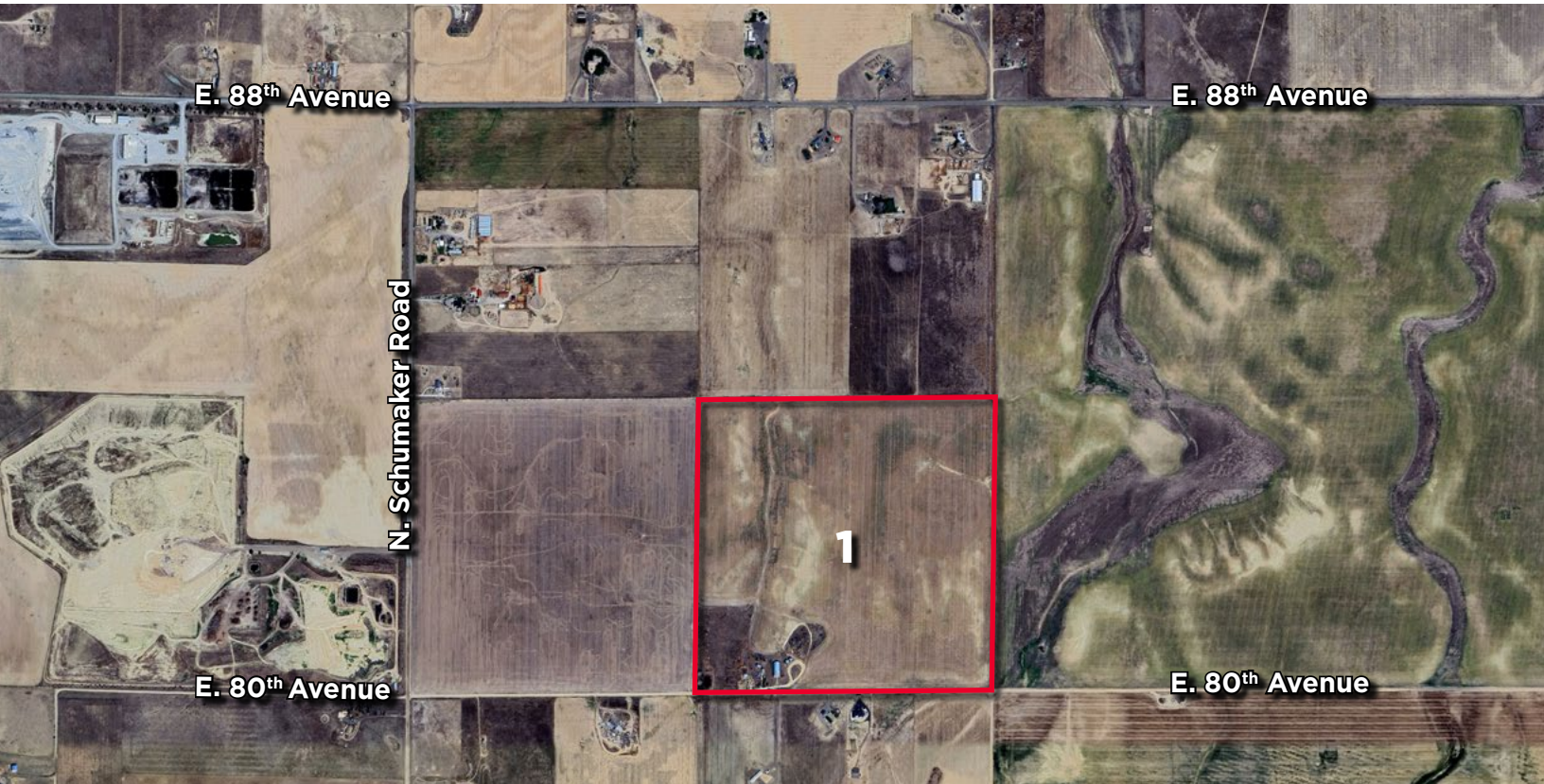


**±1,400 Acres For Sale**  
**For Sale: \$10,000,000**

**ATTN: Land Bankers, Developers, Farmers and Green & Renewable Energy companies!**

Cushman & Wakefield is pleased to represent 1,400 acres of raw land located in the Denver International Airport and Space Port Quadrant of Adams County, Colorado. These parcels are in a prime location, located just east of DIA and north of Space Port, and are great land holdings for the ever expanding and popular outskirts of Denver and Aurora.

The current zoning of the parcels is Agricultural A-3, but the Advancing Adams County Comprehensive Plan and the Air & Space Port Sub Area Plan offers a unique opportunity for a land investor to purchase a sizeable acreage in one of the fastest growing areas in the state. The property taxes are low, and the seller is willing to lease back with an ag lease. All parcels included in one transaction. **Available at agricultural pricing and hold to be a part of the peripheral development resulting from the tremendous growth in the Colorado Aerotropolis Area.**



## Parcel 1 | 43705 E. 80th Avenue

The SE4 of Section 30, T2S, R63W, Adams County, CO, containing 160 acres, more or less, AKA Adams County

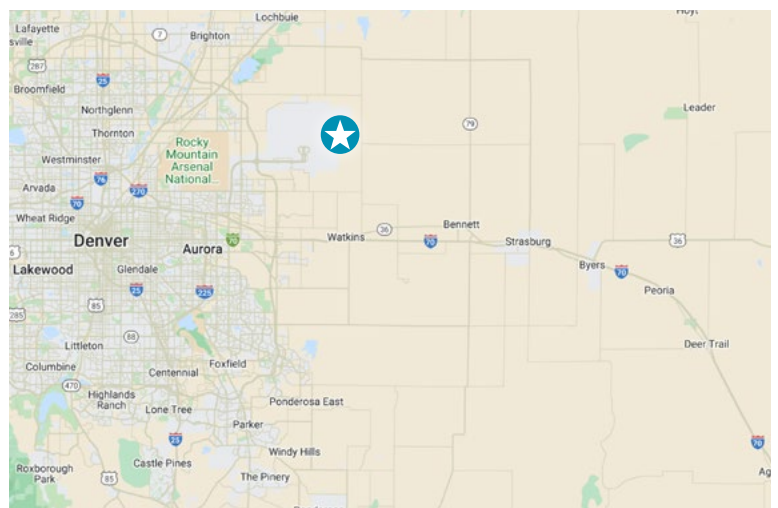
**PIN No. 0172900000051**

- ✓ Located in the desirable DIA Quadrant, north of Space Port and the Town of Bennett

These unimproved agricultural zoned parcels are special because a portion falls just within the boundary of Adams County's Air & Space Port Sub Area Plan, which allows for elevated uses such as Sustainable Agricultural & Agricultural Support Industries & GREEN/RENEWABLE ENERGY production. Expanded uses may be approved as per Adams County, Current AG zoning also allows for subdivision into 35+ acre homesites with farming. Water rights transfer with title. See link for Adams County's newly published area plan. Great long-term hold with property frontage along E. 80th Avenue. This parcel has existing structures, to be sold as-is conditions. The seller would like the opportunity to store farm equipment on site through the 2027 AG season.

## Property Features

Site Size	±160 Acres (TBD by survey)
City/County	Unincorporated Adams County
Current Zoning	AG-3
Future Land Use Zoning	Large Scale Agricultural
Mill Levy	101.488





**Parcel 2**

The S2 of Section 30, T1S, R63W, Adams County, CO, containing 319.38 acres, more or less, AKA Adams County  
**PIN No. 0156300000078**  
Mill Levy 67.09

**Parcel 3**

The SW4 of Section 31, T1S, R63W, Adams County, CO, containing 159.88 acres, more or less, AKA Adams County  
**PIN No. 1565264000080**  
Mill Levy 70.117

**Parcel 4**

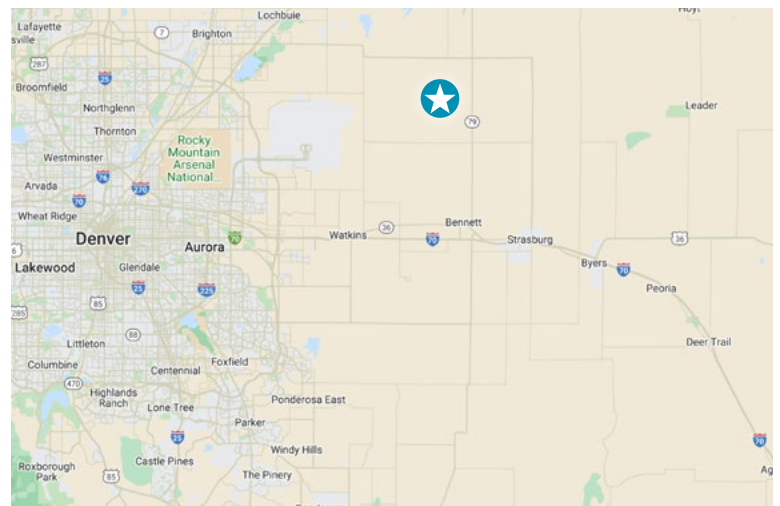
Part of the SE4 of Section 26, T1S, R64W, containing 172 acres, more or less, AKA Adams County  
**PIN No. 156526400001**  
Mill Levy 105.993

Located in the desirable DIA Quadrant and Colorado Aerotropolis, the properties are situated about 20 minutes north of I-70 / Watkins exit, and about 10 minutes from the City of Brighton.

The property benefits from proximity to existing infrastructure, including nearby fiber-optic lines, an electrical substation, and a transmission-line corridor. Together, these elements position the site as a compelling land play for alternative and renewable energy uses.

**Property Features**

<b>Site Size</b>	Combined Acreage - 651 Acres (TBD by survey)
<b>City/County</b>	Unincorporated Adams County
<b>Current Zoning</b>	AG-3
<b>Future Land Use Zoning</b>	Large Scale Agricultural





## Parcel 5 | E. 88<sup>th</sup> & N. Penrith Road

All of Section 21, T2S, R63W, containing 640 acres, more or less Adams County, CO, AKA Adams County

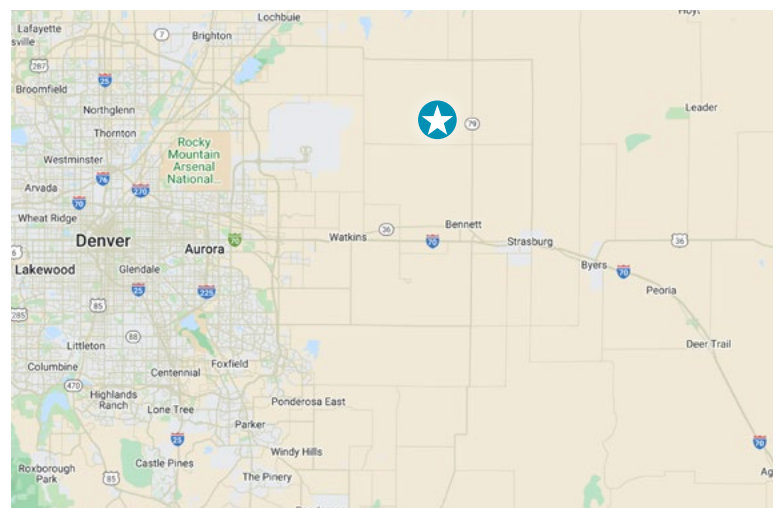
**PIN No. 17290000036**

Located in the desirable DIA Quadrant and Colorado Aerotropolis, the properties are situated about 10 minutes north of I-70/Bennett, 20 minutes from DIA, Gaylord Hotel. and Green Valley Ranch.

These unimproved agricultural zoned parcels are special because a portion falls just within the boundary of Adams County's Air & Space Port Sub Area Plan, which allows for elevated uses such as Sustainable Agricultural & Agricultural Support Industries & GREEN/RENEWABLE ENERGY production. Expanded uses may be approved as per Adams County, Current AG zoning also allows for subdivision into 35+ acre homesites with farming.

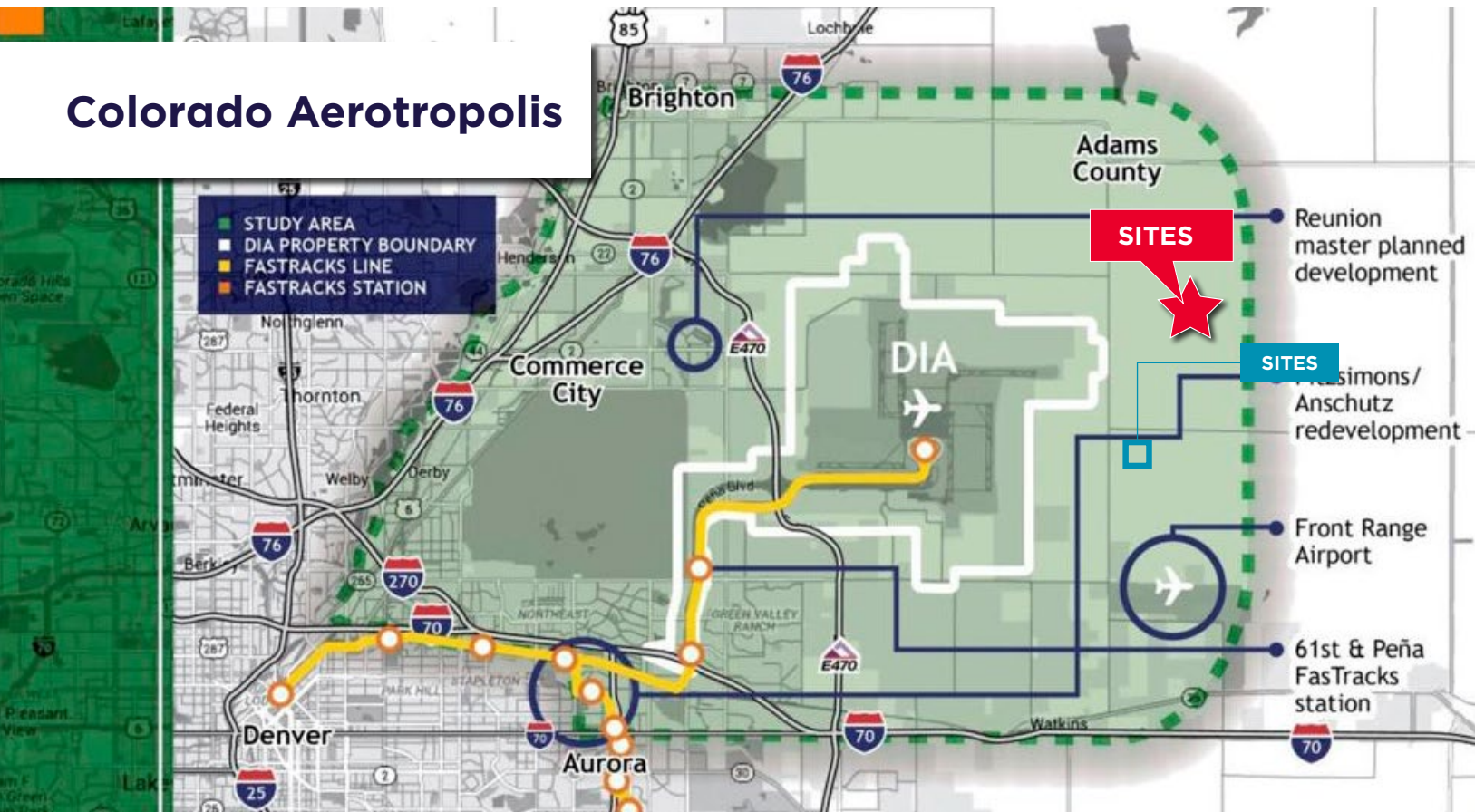
## Property Features

Site Size	±640 Acres (TBD by survey)
City/County	Unincorporated Adams County
Current Zoning	AG-3
Future Land Use Zoning	Large Scale Agricultural
Mill Levy	71.117



# 1,400 ACRES OF RAW LAND IN THE COLORADO AEROTROPOLIS AREA - PORTFOLIO SALE!

## Colorado Aerotropolis



- ✓ The Colorado Aerotropolis is a budding commercial district with over 16,000 acres of open land around DIA—is eyeing key industries to build up the area.
- ✓ A hub of opportunity for high-quality employers that will create jobs, invest in the community and strengthen the economy, Colorado Aerotropolis is the shared vision of Adams County; the cities of Aurora, Brighton, Commerce City, Federal Heights and Thornton; the City and County of Denver; and Denver International Airport. This coalition of committed partners offers more than ever to business leaders: acres upon acres of possibility, top-tier talent, industry diversity, global multimodal transport networks and proximity to the third busiest airport in the world. Together, we are a collective of change-makers shaping Colorado Aerotropolis into a global business hotspot.
- ✓ As the world reinvents how and where business gets done, Colorado has emerged as a center for innovation, technology, business, education and community. Colorado's people love where they live and work, drawn here from across the United States and around the world. Colorado Aerotropolis offers the best of Colorado: the vibrancy and culture of the Denver metro area; world-class educational and research institutions; vast mountain playgrounds; a balanced lifestyle; and a diverse, highly skilled and educated workforce.
- ✓ Colorado Aerotropolis is the ideal location for organizations that need immediate access to global transport networks and supply chains—including proximity to DEN, one of America's most connected airports. It welcomes those seeking to join a vibrant, dynamic region designed for sustainable growth, primed for innovation and supported by local governments ready to partner with companies as committed allies.

For more information, please contact the Rocky Mountain Land Services Raw Land:

**Kat Garvie**  
Senior Associate  
+1 303 312 4294  
kathryn.garvie@cushwake.com

1401 Lawrence Street, Suite 1100  
Denver, Colorado 80202  
T +1 303 292 3700  
F +1 303 534 8270  
cushmanwakefield.com