

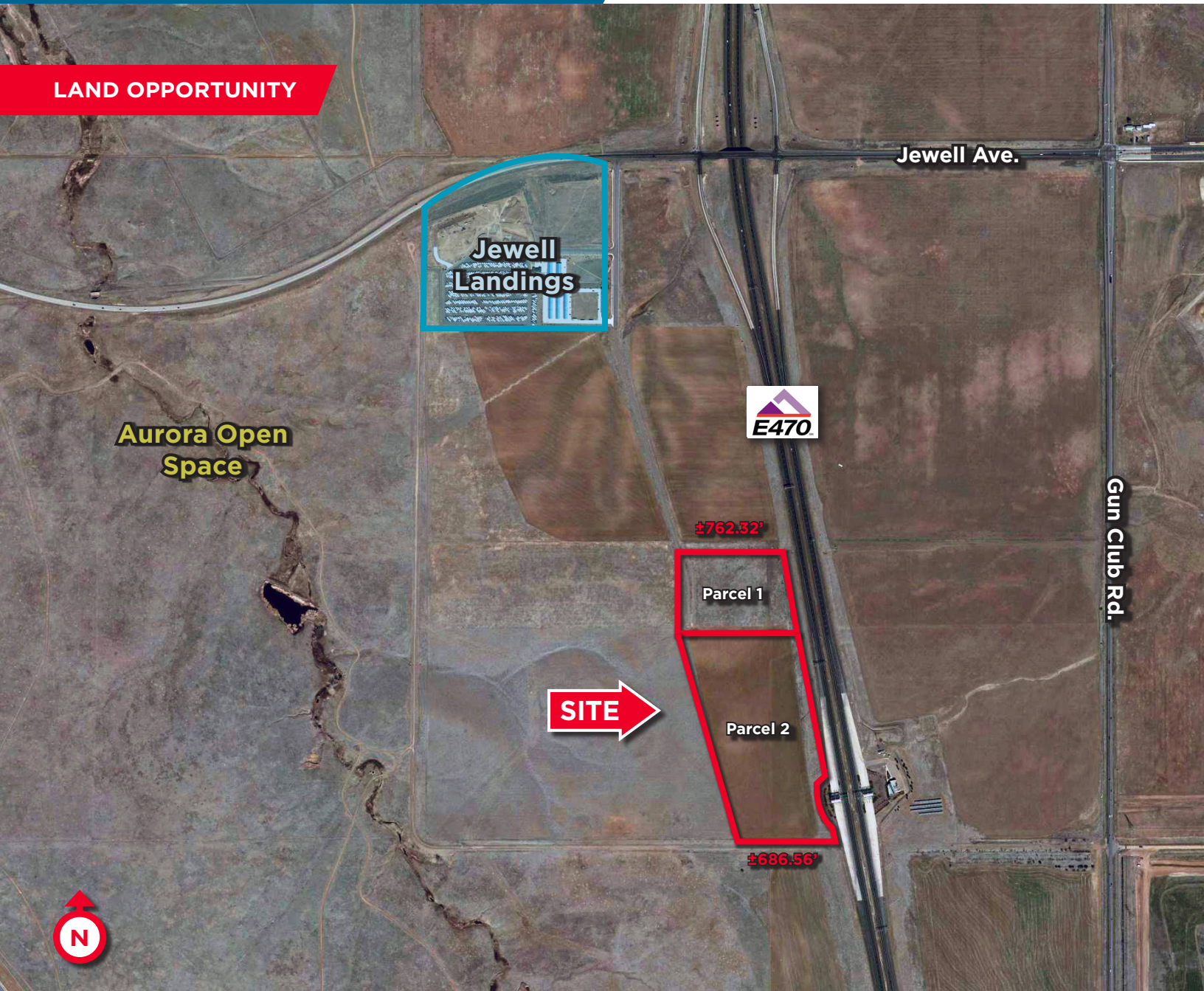
TWO PARCELS FOR SALE

South of E-470 & Jewell Exchange

Aurora, Colorado 80018



LAND OPPORTUNITY



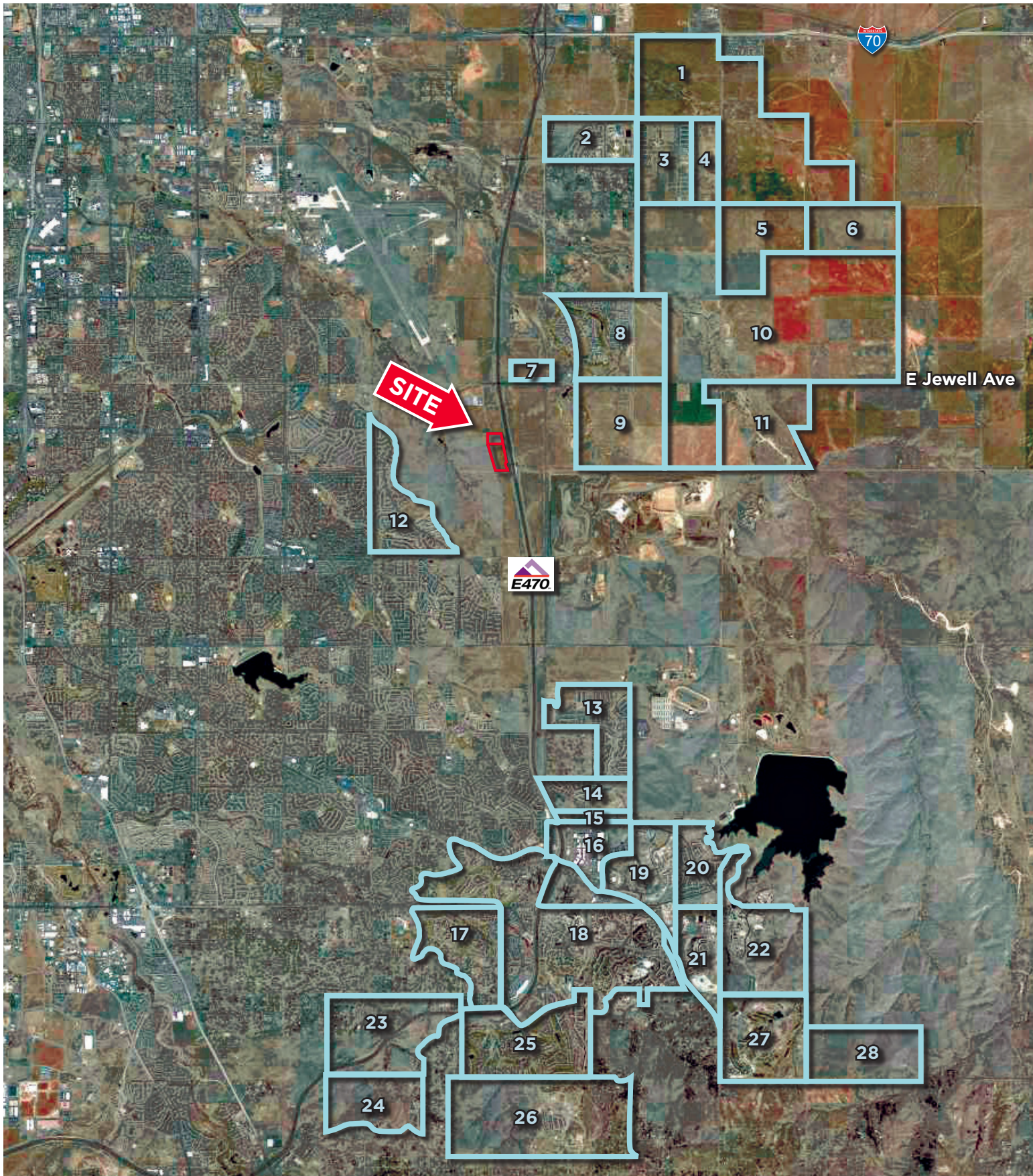
Parcel 1: 11.036 Acres
Parcel 2: 27.425 Acres  (\$2.00 PSF)

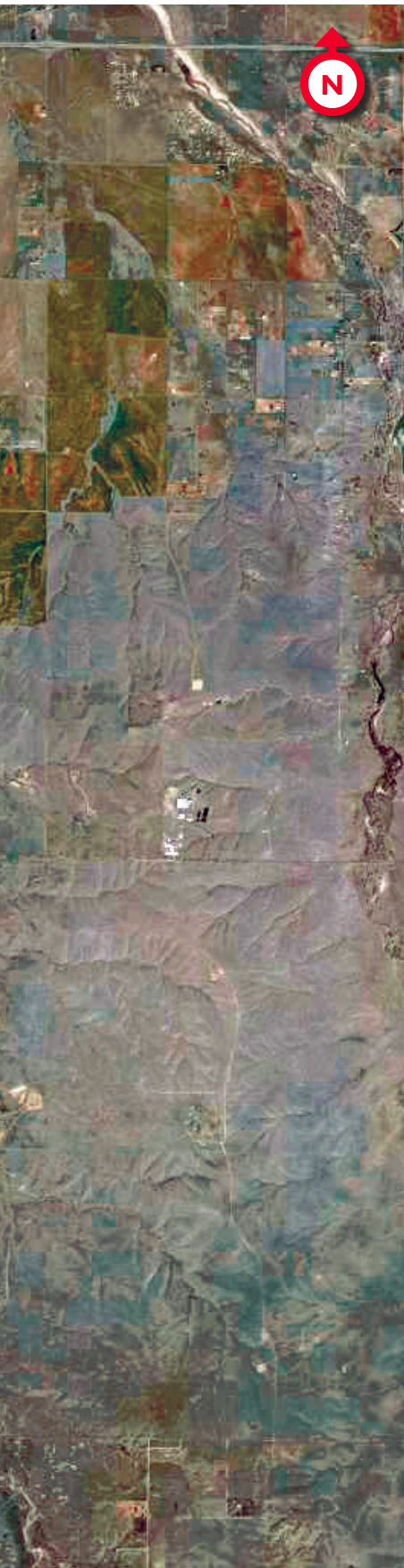
Zoned Buckley Research and Development. In a Buckley Air National Guard noise contour and accident potential zone. Numerous commercial and business uses permitted such as restaurant, research and development, retail user, self-storage facility and vet clinics. Industrial uses include light manufacturing, office-flex, storage, distribution and warehousing. Some public, civic and institutional uses permitted. Allows self storage. Minerals not included, owned by Union Pacific.

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Planned Development

Numbers	Name	Acres	Dwellings
1	Future Residential	1,674	TBD
2	Cross Creek	218	1,070
3	Traditions	290	1,064
4	Adonea	321	1,192
5	Sand Creek Ridge	480	1,499
6	Trails at First Creek	316	1,140
7	Jewell Commons (Mixed-Use)	N/A	TBD
8	Murphy Creek	1,106	3,839
9	Murphy Creek East	171	895
10	Eastern Hills	2,254	11,009
11	Coal Creek Reserve	615	TBD
12	Conservatory	490	1,425
13	Tollgate Crossing	441	1,613
14	Sorrel Ranch	213	980
15	Pomeroy	63	730
16	Cherokee High School	TBD	TBD
17	Saddle Rock South	323	566
18	Tallyn's Reach North	296	1,031
19	Wheatlands	467	1,553
20	Beacon Point	337	900
21	Serenity Ridge	225	450
22	South Shore	613	2,656
23	Kings Point North	944	1,816
24	Kings Point South Moore	211	625
25	Heritage Eagle Bend	1,018	2,501
26	Rockinghorse	1,031	2,501
27	High Plains	637	900
28	Butterfield Trails	371	881
Total		15,128	42,836

Property Features

City/County: Aurora/Arapahoe

Zoning: Light Industrial

Gas/Electric: Xcel

Water Size/Location: 12" Rome Way

Sewer Size/Location: 8" Rome Way

Water/Sewer: Aurora

Dimensions: Varies

Topography: Gently sloping

E-470 Traffic Count: 25,200 per day

Average HH Income: 3 mile radius \$77,085
5 mile radius \$68,932

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