



FOR SALE: DEVELOPMENT LAND

35.26
ACRE LOT

\$1,925,000
PRICE



DEVELOPMENT READY - ZONED I-2 HEAVY INDUSTRIAL DISTRICT

OFFERED BY:

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**E Quincy Avenue
Watkins, CO 80137**

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,925,000
Lot Size:	35.26 Acres
Zoning:	I-2
Price / SF:	\$1.25
County:	Arapahoe
Taxes:	\$7,419

PROPERTY OVERVIEW

The Subject Property is a 35.26 Acre parcel of Land located at 34501 E Quincy Avenue (East of Watkins Rd & E Quincy Ave). The Property is Zoned I-2 'Heavy Industrial District' in Arapahoe County and permits a wide variety of Industrial, Manufacturing, Warehouse, Auto Repair, Storage, Office, Lab & R&D Uses. There are Conceptual Design Plans for a 12,000 SF Office/Warehouse Building and a full Due Diligence package including utility planning, engineering, and surveys that the Seller would include in the sale of the Property. The Conceptual Building would only occupy a small portion of the overall land leaving a majority of the parcel available for further redevelopment. There are currently several adjacent Buildings and Businesses in the immediate area providing convenient access to utilities for Development.

PROPERTY HIGHLIGHTS

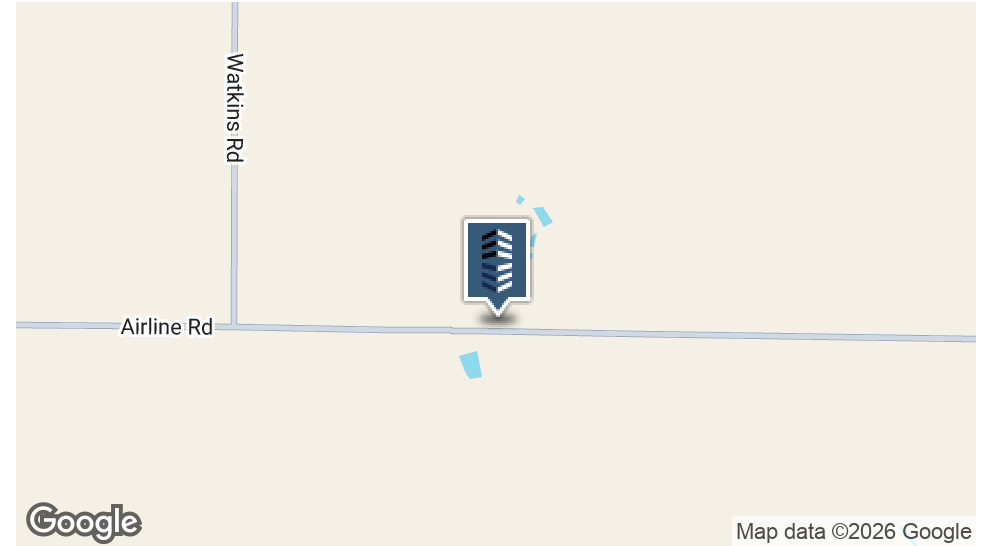
- 35.26 Acre Land Parcel Prime for Development
- I-2 Zoning: Industrial Manufacturing & Warehousing, Auto Repair, Storage, Office/Lab/R&D
- Convenient Access to Utilities
- Pre-Development Work Completed: Utilities, Engineering, Survey
- Due Diligence Materials, Utility Planning and Conceptual Building Plans Included in Sale

LOCATION DESCRIPTION



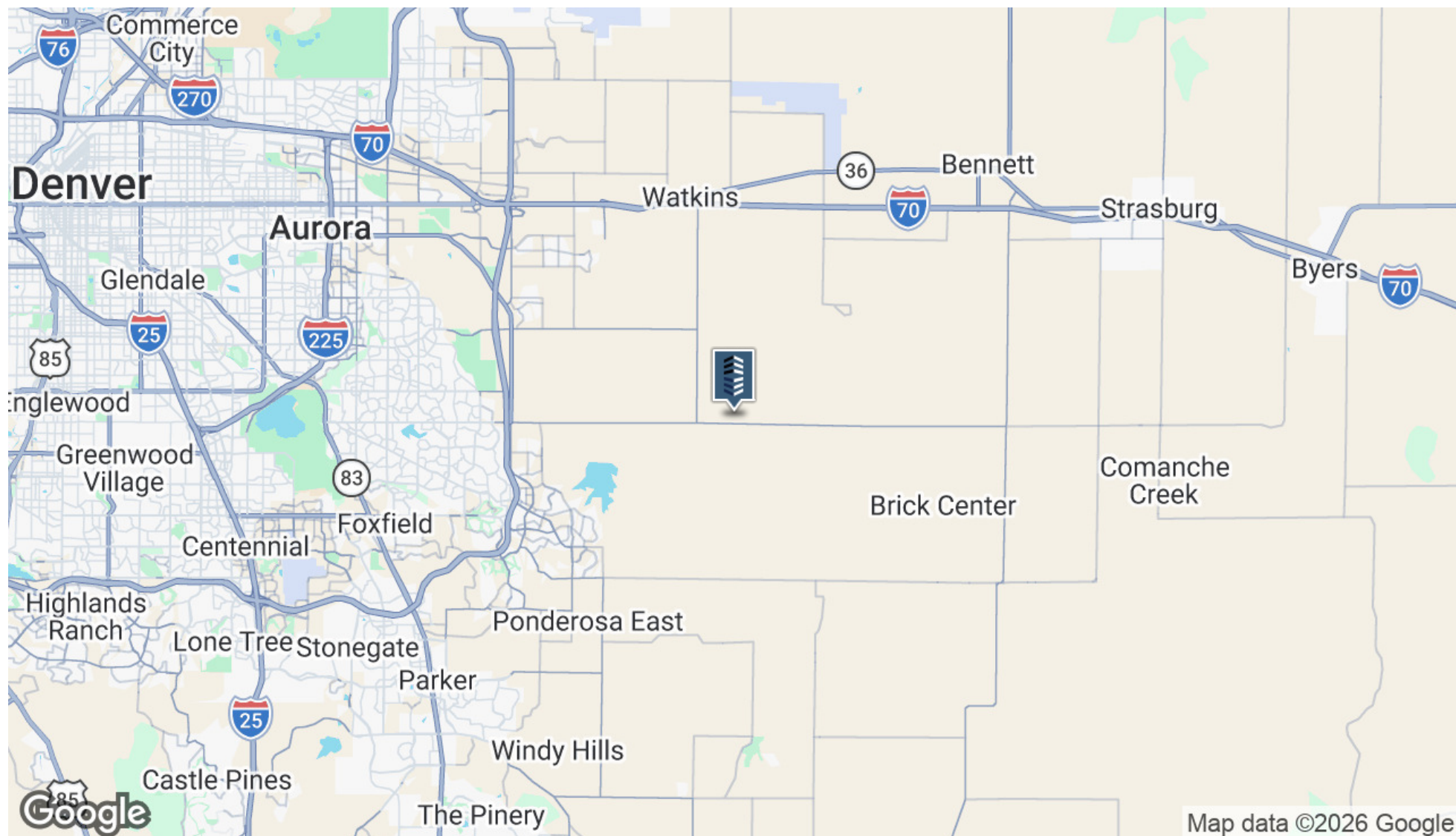
LOCATION DESCRIPTION

The Subject Property is located at 34501 E Quincy Avenue (East of Watkins Rd & E Quincy Ave), just 7 miles East of the intersection of E-470 & Quincy Road where there are convenient Retail services. E-470 provides great access to I-25 to the South and I-70 to the North and Denver International Airport is just 25 minutes away. The Property is near the Arapahoe County Fairgrounds and the Aurora Reservoir and there are several adjacent Building and Businesses solidifying this as a viable Business Trade Area for Development.



DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1	2	9
Total Population	2	7	26
Average HH Income	\$171,150	\$171,229	\$171,279

LOCATION MAP





DEVELOPMENT READY

35.26 Acres of Industrial Development Land

Development opportunity with a substantial amount of pre-development work already completed.

Engineering, utility planning and conceptual development work already completed.

UTILITIES

- ✓ Water infrastructure planned
- ✓ Water meter vault designed
- ✓ Underground electric plans completed
- ✓ Septic design completed
- ✓ Existing water pipeline easement
- ✓ Adjacent utility infrastructure
- ✓ Gas Service TBD

DUE DILIGENCE AVAILABLE

ALTA Survey	Septic Design
Topographic Survey	Foundation Plans
Drainage Studies	Landscape Plans
Utility Plans	Conceptual Site Plans
Water Connection Plans	Recorded Water Easement
Electrical Plans	Existing Engineering Documents

ZONING & PERMITTED USES



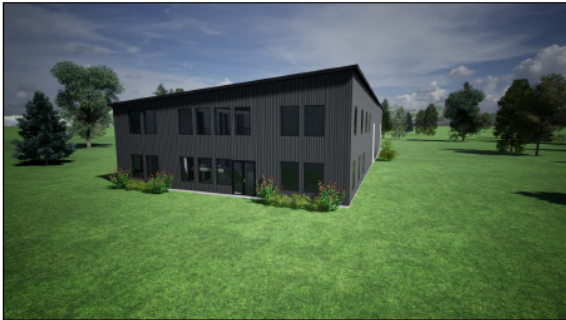
ARAPAHOE COUNTY I-2 HEAVY INDUSTRIAL DISTRICT

The I-2 Heavy Industrial District is designed to support heavy industrial, manufacturing, warehousing, research and development, and other employment-generating uses within designated Growth Areas of Arapahoe County. Properties within the I-2 District are ideally located near major highways, arterial roadways, rail facilities, or airports to efficiently support commercial traffic and industrial operations. Development standards emphasize responsible site planning through environmental protection, quality architecture, landscaped buffering, screened outdoor storage, and thoughtful building design that minimizes noise, dust, odors, and visual impacts on neighboring properties. These standards create a well-planned industrial environment that balances economic development with environmental stewardship and long-term compatibility with adjacent land uses.

PERMITTED USES

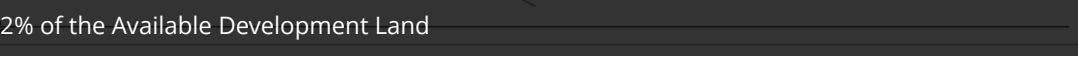
Heavy Manufacturing	Contractor Yards
Light Manufacturing	Building Material Sales
Warehousing & Distribution	Specialty Trade Shops
Showroom / Warehouse	Research & Development
Heavy Equipment Repair & Fabrication	Professional & Business Offices
Auto & Truck Repair	Laboratories
Vehicle Sales, Leasing & Rental	Mini-Warehouse / Self Storage

CONCEPTUAL BUILDING RENDERINGS



DISCLAIMER: THE ARTIST RENDERINGS SHOWN HEREIN ARE
CONCEPTUAL AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY.
THEY SHOULD NOT BE RELIED UPON AS REPRESENTATIONS,
EXPRESS OR IMPLIED, OF THE FINAL DETAILS OF THE PROJECT.

PROPOSED DEVELOPMENT < 2% OF LAND



PROJECT INFORMATION
Arapahoe Facility
34501 East Quincy Ave., Parcel A
Watkins, CO 80137

A3.01