

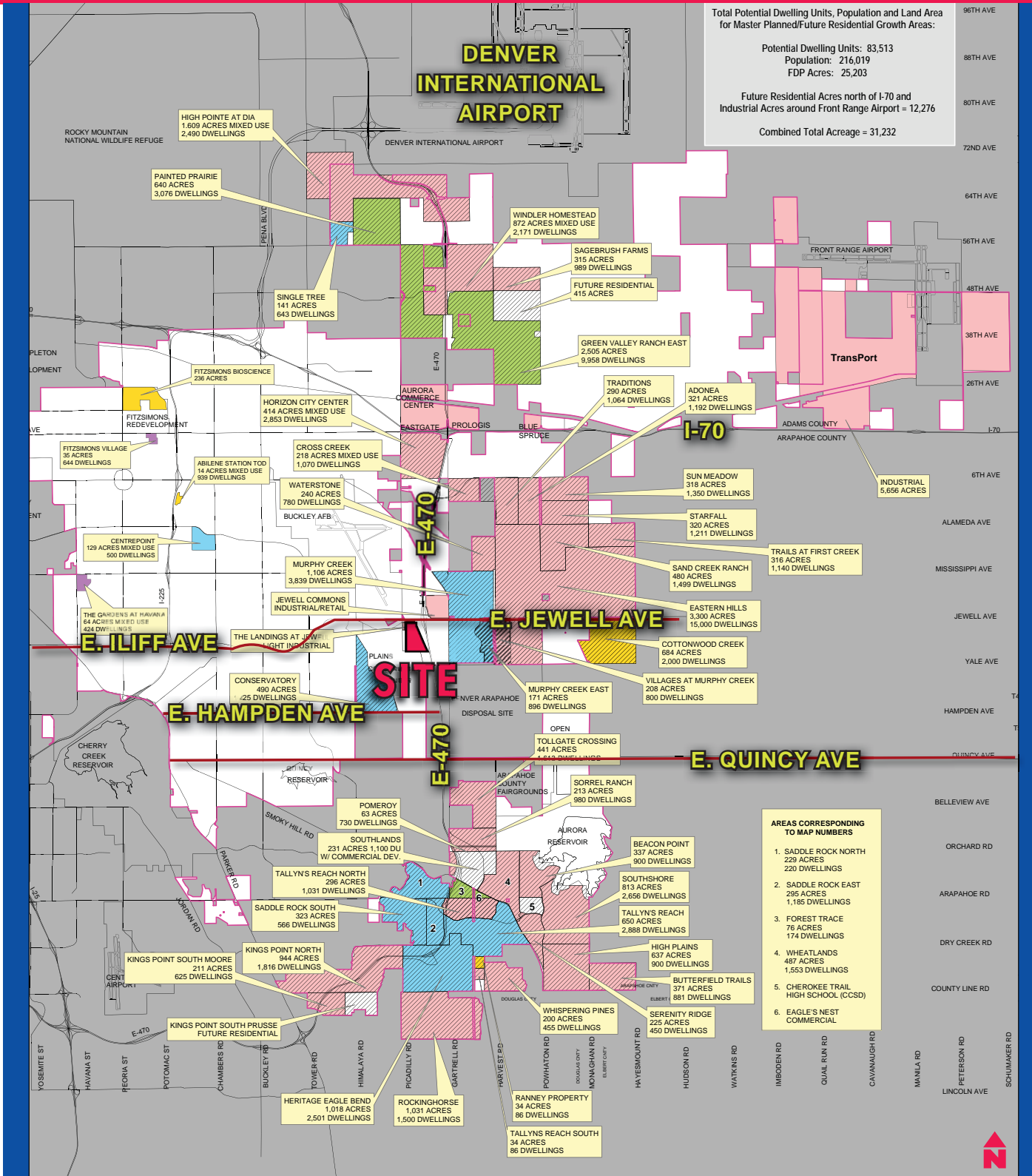
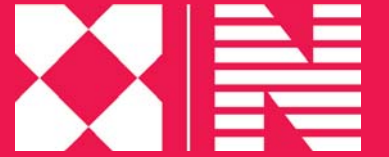
# SWC of E-470 & Jewell Ave

Aurora, Colorado

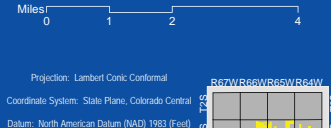
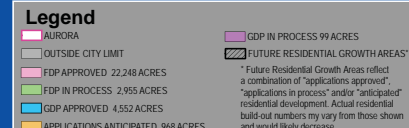


# SWC of E-470 & Jewell Ave

Aurora, Colorado



Approval Status of Master Planned Areas and Future Residential Growth Areas



Mike Wafer, SIOR 303.260.4242 [mwafer@ngkf.com](mailto:mwafer@ngkf.com)



## Commercial Development Site at Prime Interchange Location

As exclusive agents, we are pleased to offer the following property for sale:

### Land for Sale

**Land Available:**  
 18.8 Acres Total  
 1 - 2 Acre Pads Possible

**Sale Price:**  
 \$3,685,000 (\$4.50/SF)  
 Pad Prices To Quote

### Property Highlights

- ◆ Excellent highway frontage and visibility
- ◆ Immediate access to E-470 and Jewell Avenue Interchange
- ◆ Minutes away from Buckley Air Force Base
- ◆ Buckley R & D Zoning permits Office, Industrial and Retail uses
- ◆ Strategic development sites with over 80,000 dwelling units planned in the immediate area

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.



# SWC of E-470 & Jewell Ave

Aurora, Colorado



## Land for Sale

### ◆ Details

- Lot Size:** 18.8 acres
- Divisible:** 1 - 2 acre pad sites possible
- Zoning:** PUD
- 2017 RE Taxes:** \$151.04
- Sale Price Bulk:** \$3,685,000 (\$4.50/SF)
- Sale Price Lots:** To quote

### ◆ The Opportunity

#### Prime Land - Excellent Opportunity

*Unique destination for a variety of businesses*

The E-470/Jewell Interchange offers one of the most strategic development opportunities in the entire metro Denver area.

With over 80,000 dwelling units planned or under construction in the immediate vicinity, this location will be prime for commercial development.

Possible uses include Retail, Office, Flex and Industrial.

Can be sold in bulk or individual lots from 1 acre.

### ◆ Area Demographics & Traffic Counts

- ▶ Excellent exposure to E-470 and Jewell Avenue
- ▶ Many new residential developments in the area
- ▶ Traffic Counts -
  - E-470:** 41,000± per day (2016 weekday average)
  - Jewell Avenue on-ramps and off-ramps:** 6,710± vehicles entering or exiting via Jewell Avenue each day (2016 weekday average)
  - Jewell Avenue:** Over 10,564 per day (2016 average)

#### ▶ 2017 Estimated Demographics:

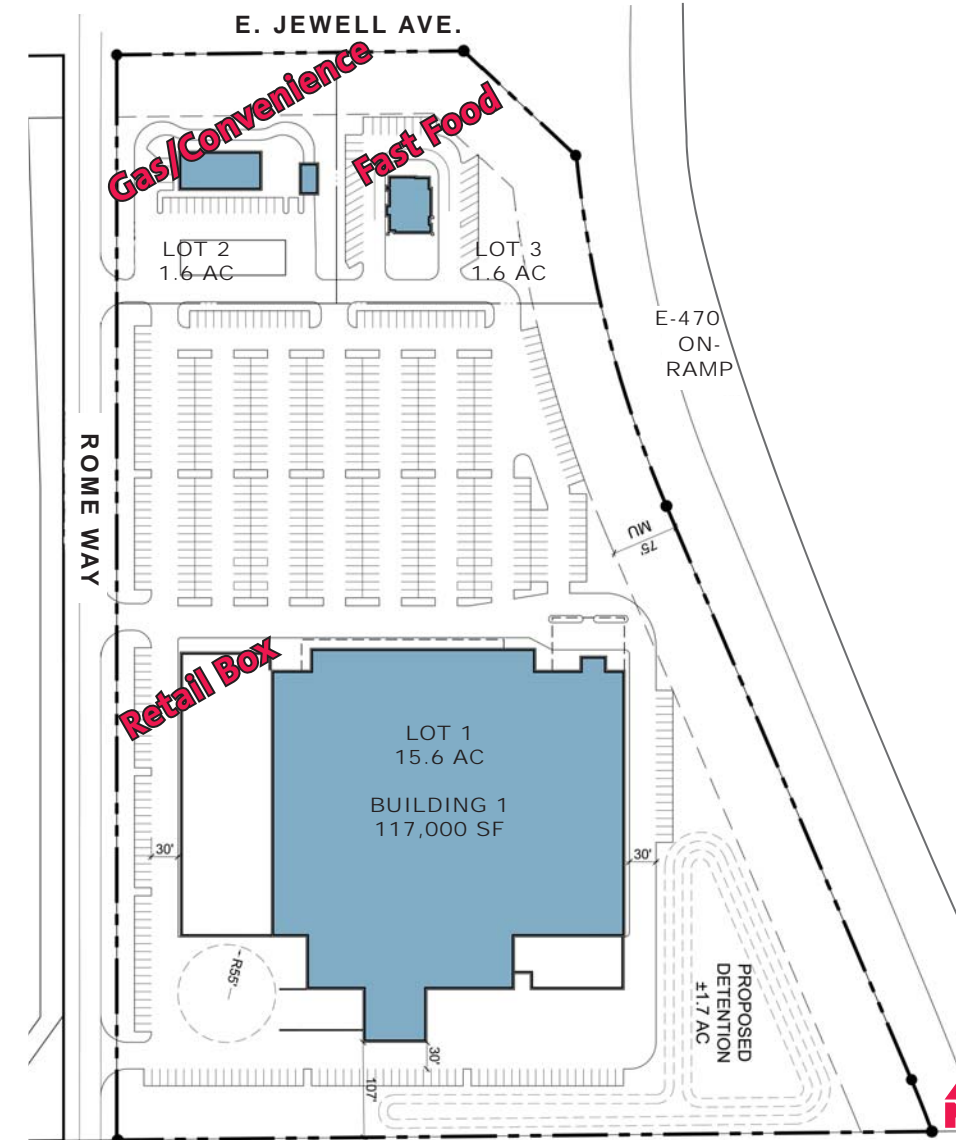
	Population	Income	Households
3 Mile:	52,263	\$ 83,799	18,212
5 Mile:	189,238	\$ 74,239	66,944
10 Mile:	690,097	\$ 62,958	263,214

Prime development site located at the SW corner of E-470 and Jewell in Aurora. This excellent interchange location is ideal for retail, office, or light industrial uses. Across the street from planned Super Walmart. Frontage pads perfect for gas/convenience, fast food, etc.

### ◆ Aerial



### ◆ Conceptual Site Plan



"The Landings at Jewell Avenue" project consists of high quality development allowing office, retail and light industrial uses.

The entire development lies within the Buckley R & D, E-470 Mixed Use Corridor.

Aurora has the second largest population in the Denver metropolitan area and this specific corridor is growing rapidly.

The continued development of nearby residential subdivisions will contribute to the existing work force and bring services to the area.

Area employers include Buckley AFB, University of Colorado Medical Campus, Children's Hospital, Raytheon, Kaiser Permanente, Northrup Grumman and Lockheed Martin.