

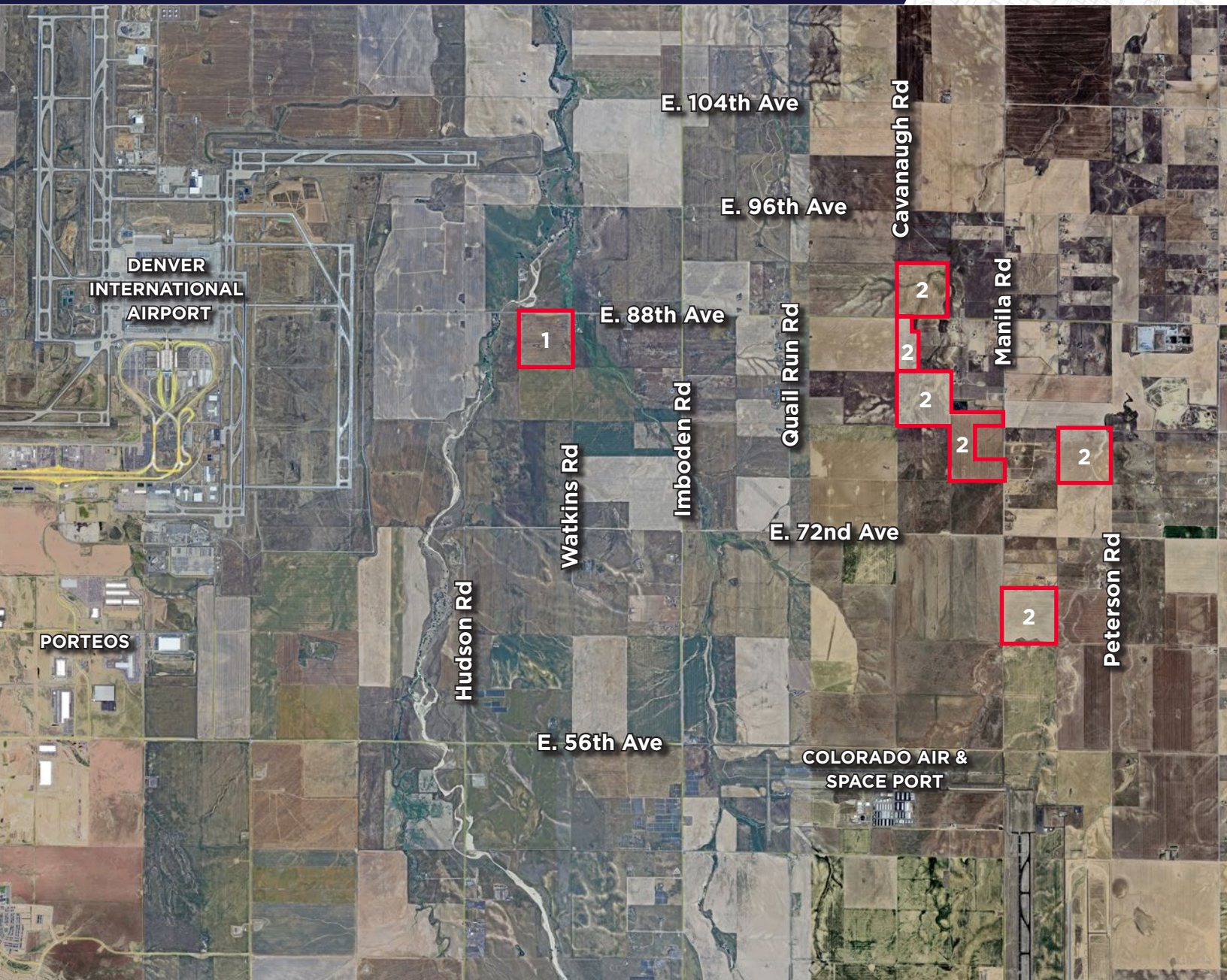


**CUSHMAN &
WAKEFIELD**

FOR SALE

1,000 ACRES OF RAW LAND

Uninc. Adams County, Colorado



±1,000 Acres of Raw Land in the Colorado Aerotropolis Area!

For Sale: \$9,500,000

Cushman & Wakefield is pleased to represent 1,000-acres of raw land located in the Denver International Airport and Space Port Quadrant of Adams County, CO. These parcels are in a prime location, located just east DIA and north of Space Port, and are great land holdings for the ever expanding and popular outskirts of Denver and Aurora. The parcels are within close proximity to existing and future residential and industrial developments, such as Rocky Mountain Rail Park, Port Colorado, Porteos Colorado, and the Aurora Campus for Renewable Energy, and Aurora Highlands.

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.



**CUSHMAN &
WAKEFIELD**

FOR SALE

88TH & WATKINS ROAD (PARCEL 1 - WEST TO EAST)

Uninc. Adams County, Colorado



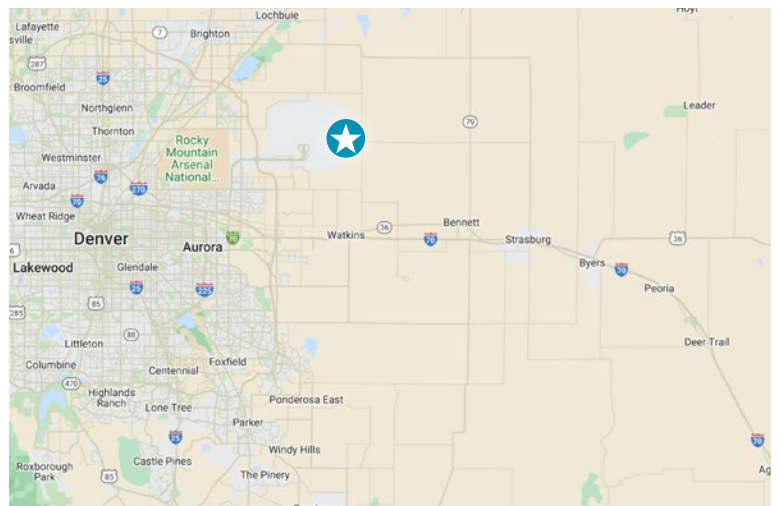
±153.88 Acres For Sale

Parcel ID: 1727351000001

- ✓ Located in the desirable DIA Quadrant
- ✓ Adams County Comprehensive Plan designates this land as Mixed-Use Commercial
- ✓ Serves as a land use for areas transitioning to industrial or heavy commercial developments where activities and operations are contained within buildings
- ✓ Property is discounted in mass land sale
- ✓ Great long-term hold with property frontage along 88th and future ROW of Watkins Rd, and located at the eastern entrance of DIA
- ✓ Floodplain disclosures

Property Features

Site Size	±153.88 Acres (TBD by survey)
City/County	Unincorporated Adams County
Current Zoning	AG-3
Future Land Use Zoning	MUC (Mixed-Use Commercial)
Mill Levy	101.488



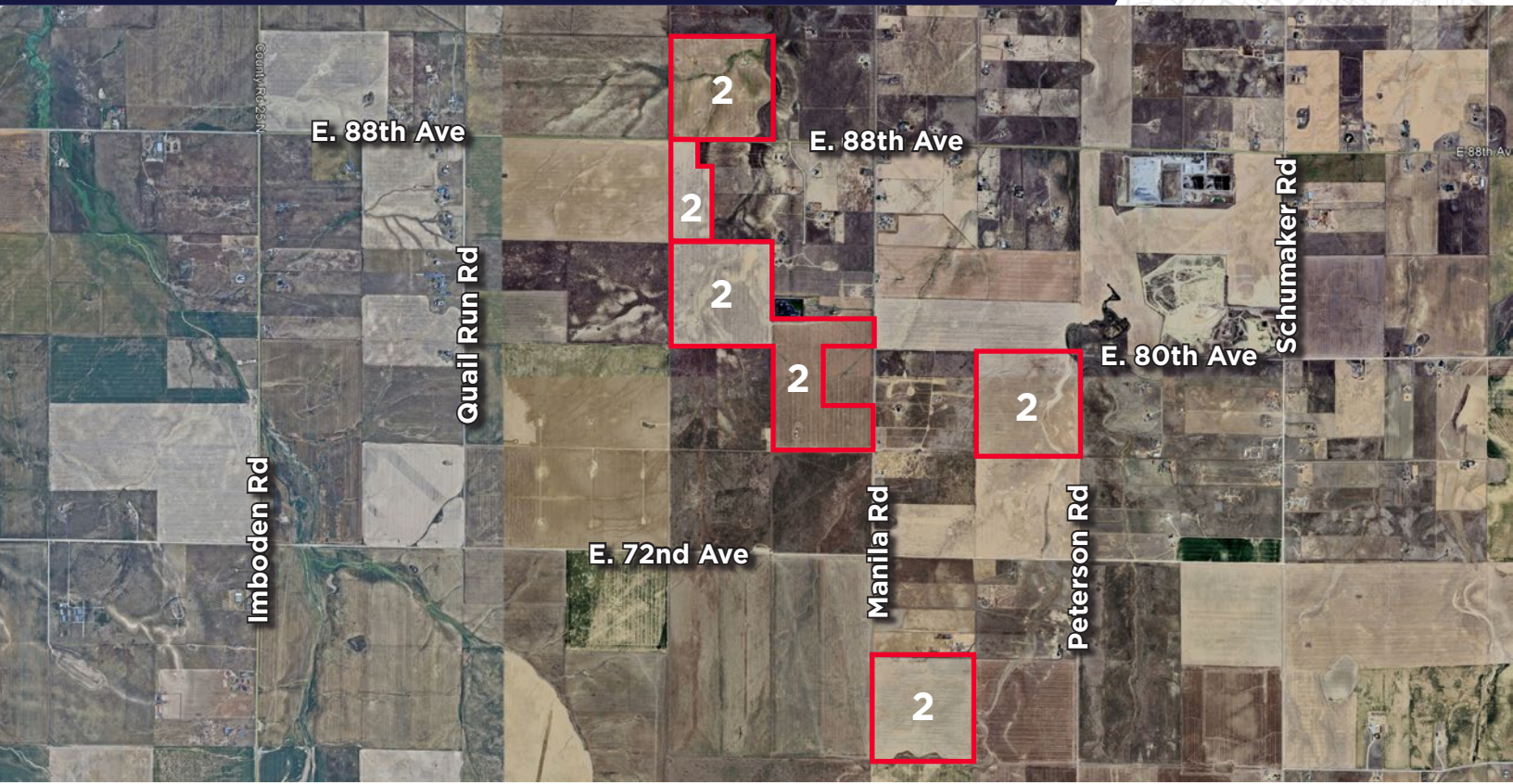


**CUSHMAN &
WAKEFIELD**

FOR SALE

88TH & MANILA & PETERSON RD (PARCELS 2 - WEST TO EAST)

Uninc. Adams County, Colorado



±846.12 Acres For Sale

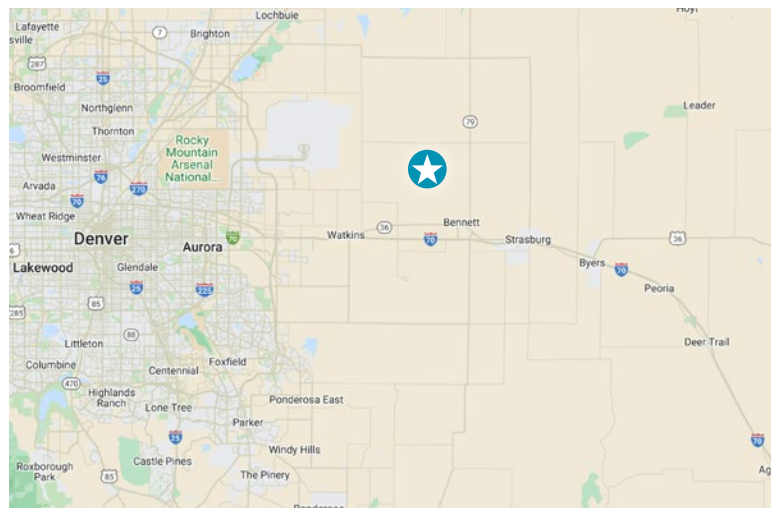
Parcel ID's: 172700000101, 17272720000, 172727300002, 181700000005

Located in the desirable DIA Quadrant and Colorado Aerotropolis, the properties are situated about 10 minutes north of I-70/Watkins exit, and about 1 mile north of Colorado Air & Space Port, minutes from DIA, Gaylord Hotel. and Green Valley Ranch. As the E 56th Ave corridor is improved and developed, this location will be sure to follow.

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.

Property Features

Site Size	±846.12 Acres (TBD by survey)
City/County	Unincorporated Adams County
Current Zoning	AG-3
Future Land Use Zoning	Large Scale Agricultural
Mill Levy	71.117





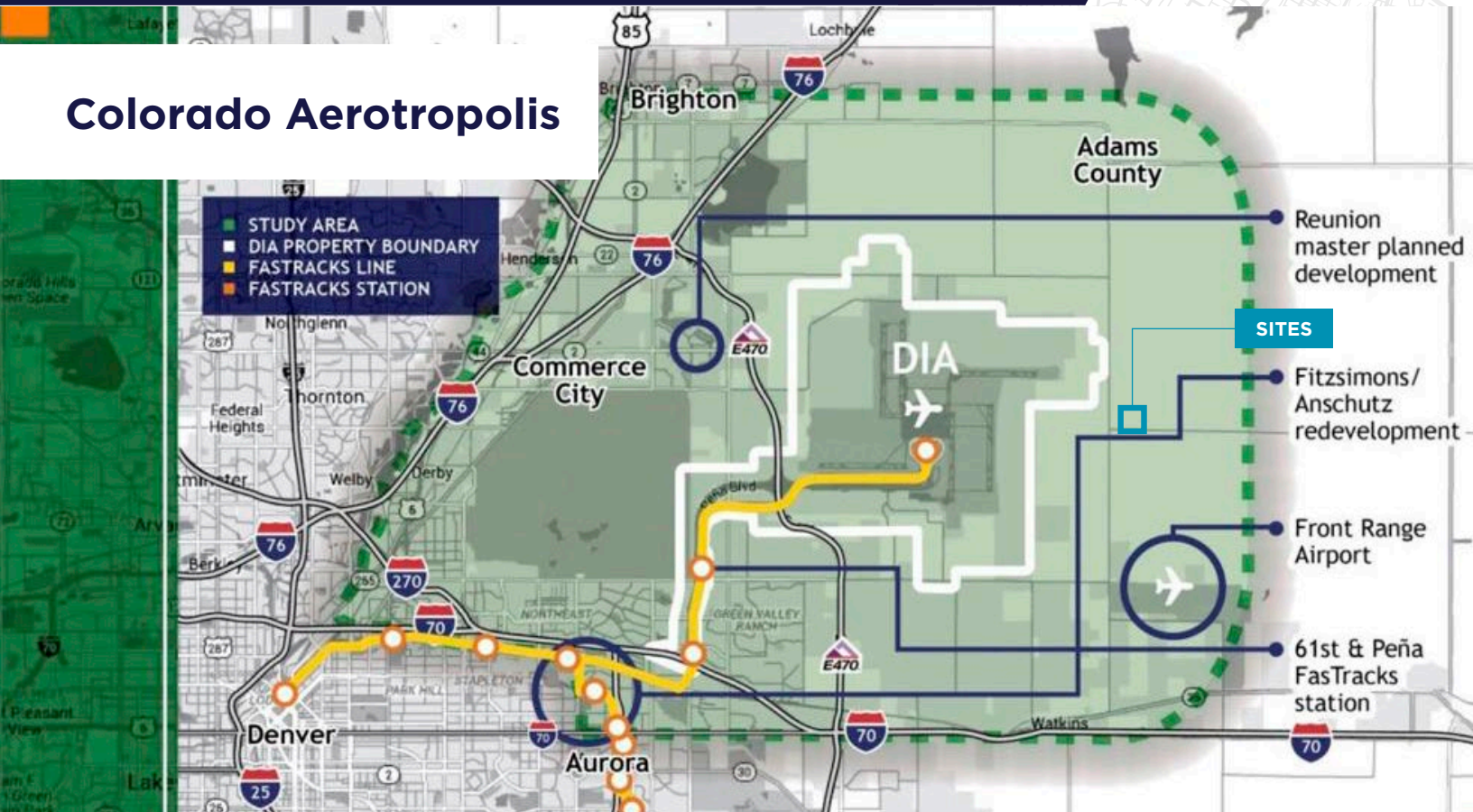
**CUSHMAN &
WAKEFIELD**

FOR SALE

1,000 ACRES OF RAW LAND IN COLORADO AEROTROPOLIS AREA!

Uninc. Adams County, Colorado

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:

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