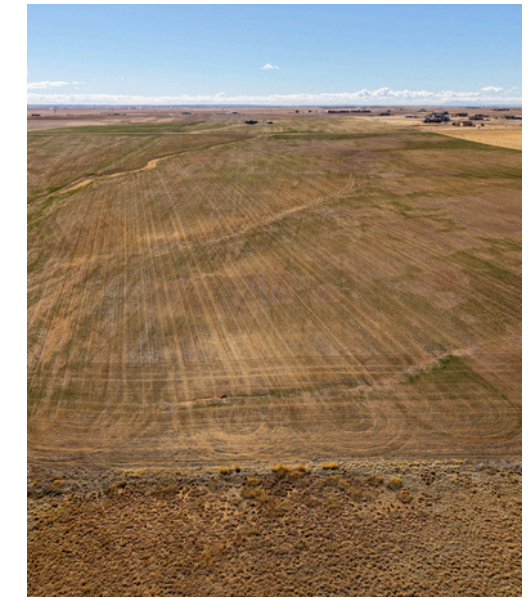




Close access to all development necessary attributes, such as paved and maintained roads, flat topography, abundant well permitting and drilling, alongside a growing community.



Property is located only a handful of miles away from Denver International Airport, the largest airport in the United States, whereas the immediate area has seen substantial investment from varying industrial sectors.

The potential of taking 162+ acres of prime residential investment land and capitalizing on a scourge of Eastern population migration from the core Denver market.

162+ Acres in Adams County

Executive Summary



Sales Offering

- **Parcel 1:** 39.39 Acres of A-3 zoned land being offered at \$500,000.00
Parcel Number: R0201494 / 0156514300001
- **Parcel 2:** 39.44 Acres of A-3 zoned land being offered at \$500,000.00
Parcel Number: R0201495 / 0156514300002
- **Parcel 3:** 42.59 Acres of A-3 zoned land being offered at \$550,000.00
Parcel Number: R0201496 / 0156514300003
- **Parcel 4:** 40.74 Acres of A-3 zoned land being offered at \$525,000.00
Parcel Number: R0201497 / 0156514300004

- **Portfolio Pricing:** All 162.16 Acres of land is being offered at \$2,000,000.00



An exceptional opportunity to acquire a fully subdivided 162-acre section comprised of four ±40-acre ranchettes, positioned and prepared for immediate development. Each parcel offers the scale, layout, and access sought by today's rural residential buyers, eliminating entitlement risk and accelerating the path to vertical improvement.

Located within a submarket experiencing steady ranchette and estate-home absorption, the property benefits from favorable topography, county-maintained road frontage, and proximity to utilities—providing a straightforward development framework for custom homes, equestrian estates, or lifestyle acreage. With subdivision already complete, this offering presents a streamlined opportunity to deploy capital into shovel-ready acreage tailored to the sustained demand for low-density rural living within reach of the Denver metro corridor.

The Opportunity

The property sits across the street from multi-million dollar, low density residential development - the opportunity exists in rezoning the property from A-3 down to the A-1 zoning classification, which allows (on a case-by-case basis) 1 residence on an average of 1 - 5 acres of A-1 zoned land.

Newer SFR builds across Manila Road from the subject property, see prices near \$1.2M in sales price. Average lot sizes in this community are around 2 Acres per plot, by that estimation, ***the subject property could house up to 81 A-1 residences post-development.***



- 40-acre ranchettes, already subdivided for immediate development, whether personal or investment, can easily be rezoned for higher density rural, single-family homes.
- West and Southern perimeter consists of publicly maintained and paved roads.
- Wells in the immediate area range from 300 ft - 500 ft, curbing up-front capital costs.





- The 2.52 acre lot was sold for \$175,000 back on September 8th, 2023 or \$1.59 / SF, whereas the 162+ acre portfolio is listed at \$0.28 / SF.
- The property is a part of the Cavanaugh Hills Homeowners Association and appeals to the equestrian / ranchette lifestyle that has taken over the East DIA corridor.
- Property amenities include a 3 door / 4 car garage, double stacked patio and balcony, and ample driveway space for additional parking.

Case Study

Across Manila Road from the Subject Property, a property sold on October 10th, 2024 for \$1,130,000 or \$220 / SF and went under contract within only 47 days from listing. The SFR has 5,140 SF of livable space, consisting of 5 bedrooms and 5 bathrooms.

The property sits on a 2.52 acre A-1 zoned lot - since the sale back in 2024, Redfin and Zillow estimates that the property has appreciated by \$140,000 with a ranged market value of \$1.21M - \$1.46M.



Contact Our Team

☎ O: (720) 586-4705

☎ M: (720) 383-0243

✉ eric@ttgrealestate.co

📍 7200 S Alton Way B-120, Centennial, CO

Eric Thomas is the Lead Associate Broker of The Thomas Group by LoKation Real Estate. He began his real estate career in 2016 after earning his Arizona license and entered the multifamily sector with Marcus & Millichap in Phoenix, where he became the youngest graduate of their training program and secured \$4M in apartment listings within his first 30 days.

He later helped launch and grow the multifamily division at Taylor Street Real Estate, managing agents and closing over \$30M in private capital apartment sales. Eric then founded Terex Investment Services, a renewable energy brokerage platform that was acquired by EOS Land Holdings. There, he served as Managing Director of Acquisitions & Investments and oversaw more than \$50M in land option contracts and acquisitions.

After completing EOS's investment mandates, he launched The Thomas Group by LoKation Real Estate and TTG Lending by Morty, integrating brokerage and lending to provide advisory services across commercial, land, and multifamily assets. He is NMLS licensed in Colorado, Texas, Arizona, Utah, and New Mexico.

Eric studied Political Science and Philosophy at Arizona State University and earned a Minor Certificate in Business Analytics Data.

CO IA License: 100109810

NMLS License: 2750798



Thank You!

162+ Acres in Adams County

Please contact Eric with any further questions or for offer submittals
- we look forward to the prospect of working with you.