



FOR SALE: DEVELOPMENT LAND

35.26
ACRE LOT

\$1,925,000
PRICE



ZONED: I-2 HEAVY INDUSTRIAL DISTRICT

OFFERED BY:

BRIAN MCKERNAN
Senior Broker Associate
720.881.6337

bmckernan@uniqueprop.com

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 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.

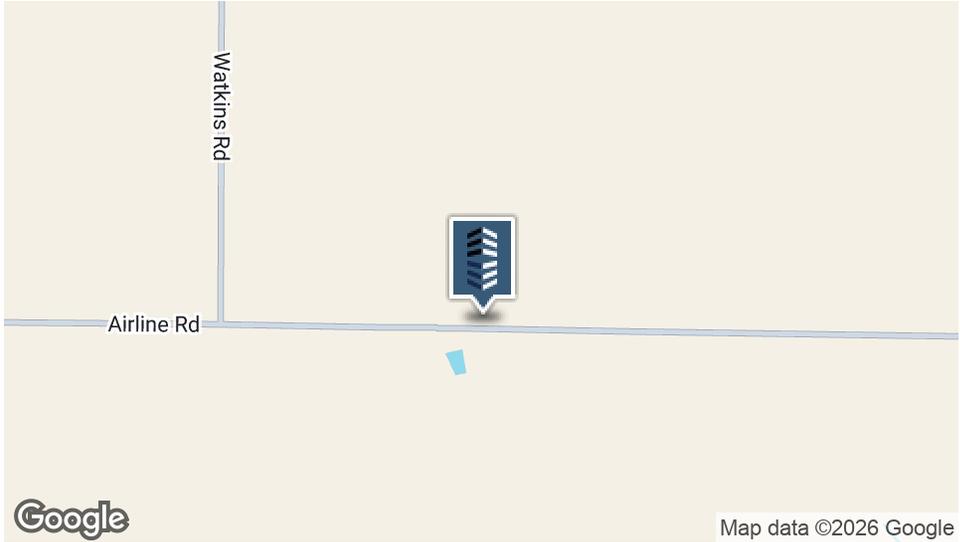
PROPERTY HIGHLIGHTS

- 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
- Accessible from E-470 & Quincy Avenue, I-25 and I-70
- Conceptual Building Plans Included in Sale



Brian McKernan
Senior Broker Associate
720.881.6337
bmckernan@uniqueprop.com

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.

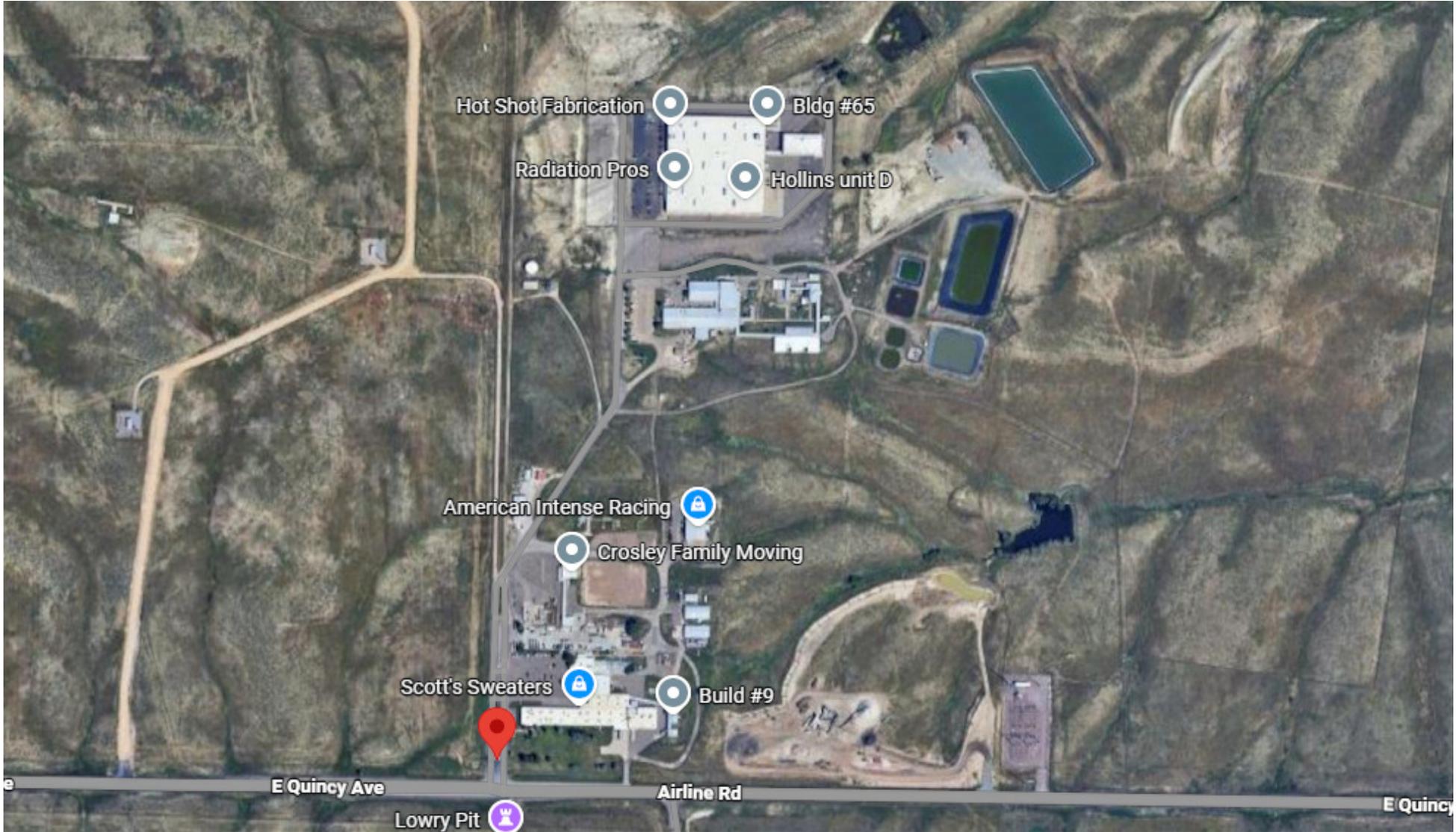
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1	2	9
Total Population	2	7	26
Average HH Income	\$171,150	\$171,229	\$171,279

CONCEPTUAL BUILDING RENDERINGS

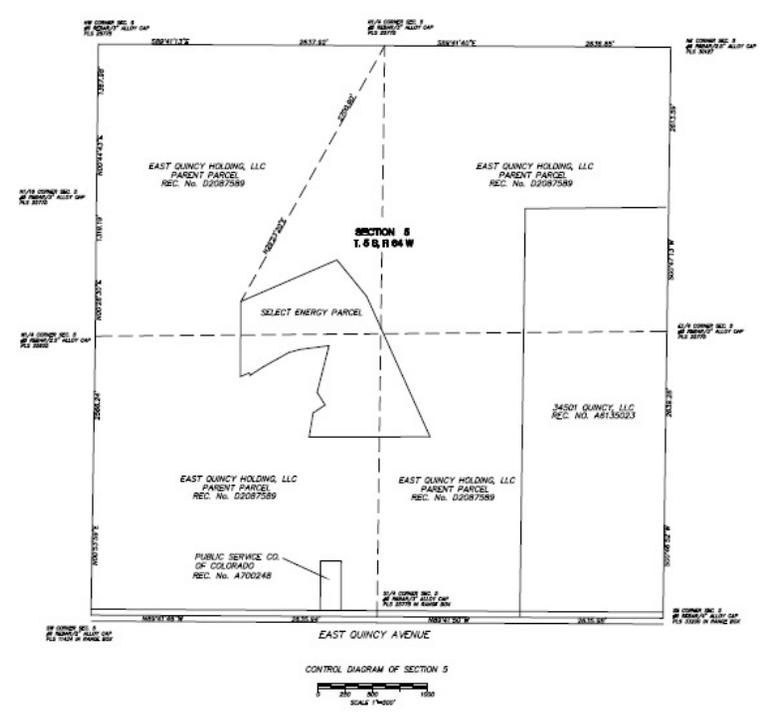
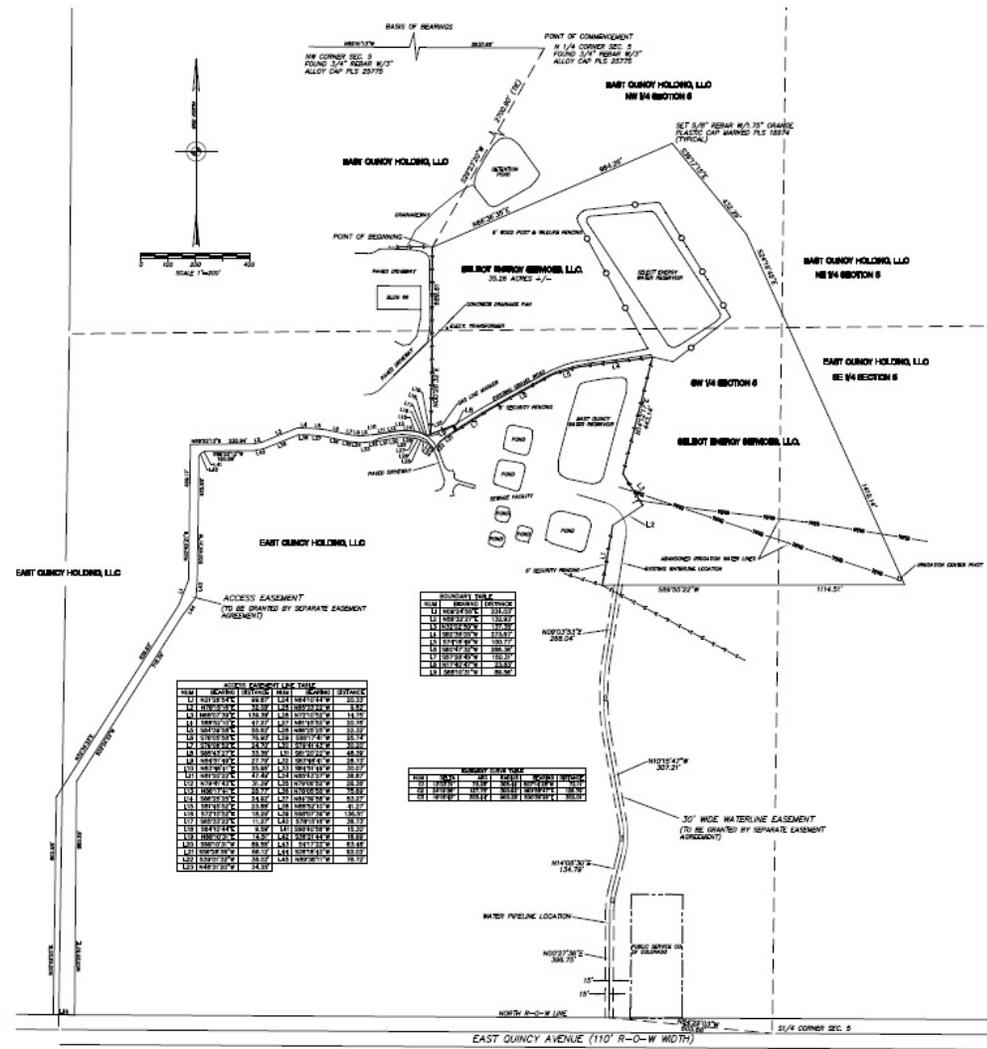


DISCLAIMER: THE ARTIST RENDERINGS SHOWN HEREIN ARE CONCEPTUAL AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY. THEY SHOULD NOT BE RELIED UPON AS REPRESENTATIONS, EXPRESS OR IMPLIED, OF THE FINAL DETAILS OF THE PROJECT.

ADJACENT BUILDINGS & BUSINESSES



SURVEY



- PLAT NOTES**
- THIS PLAT REPRESENTS THE RESULTS OF A MONUMENTED LAND SURVEY OF THE "SELECT ENERGY PARCEL" AND IS AN ORIGINAL SURVEY WITHIN THE EAST QUINCY HOLDING, LLC PROPERTY AS DESCRIBED AT RECEPTION D2087589 IN THE ARAPAHOE COUNTY REAL PROPERTY RECORDS.
 - THE BASIS OF BEARINGS FOR THIS SURVEY IS THE COLORADO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NORTH AMERICAN DATUM 1983 (COORD20), AND WERE DETERMINED FROM GPS OBSERVATIONS AND POSITIONS SOLUTIONS, THE MEAN CONVERGENCE FOR THIS SURVEY IS 0.000001". THE GROUND BEARING BETWEEN THE NORTH 1/4 CORNER OF SECTION 5 AND THE NORTHEAST CORNER OF SECTION 5 AND MONUMENTED AS SHOWN HEREON BEARS S89°41'17"W.
 - UTILITY LOCATIONS SHOWN ON THIS PLAT WERE OBTAINED FROM VISUAL EVIDENCE OF SAID UTILITIES AT THE TIME OF THE FIELD SURVEY OF THE PROPERTY AND ARE NOT A RESULT OF A COLORADO BY ONE-CALL REQUEST, THEREFORE NO DIS-COVERAGE NOTICES WERE NOT MAILED AT THE TIME OF THE FIELD WORK.
 - ACCORDING TO COLORADO LAW ONE MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER DISCOVERY OF SUCH DEFECT IN NO EVENT MAY ANY ACTION BASED ON ANY DEFECT IN THIS SURVEY BE COMMENCED LATER THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
 - ACCOMPLISHMENTS OF MONUMENTS FOUND OR SET, FENCELINES AND OTHER APPURTENANCES ARE NOTED AND DESCRIBED HEREON.

DRAWING NO: 2016-005 EAST QUINCY	ALPINE SURVEYORS	BOX 1434 KREMMLING, COLORADO 80459 970 724 0851
DATE DRAWN: 04/22/2018	DRAWN BY: H. BRODHENST	
CHECKED BY: HFD		
BENCH SCALE: 1" = 200'		
VERT. SCALE:		
SHEET 2 OF 2		
REVISIONS: 04/25/16 ADD ACCESS		
ALTA/NPS LAND TITLE SURVEY		
SELECT ENERGY PARCEL		
LOCATED WITHIN THE		
EAST QUINCY HOLDING, LLC PROPERTY REC. No D2087589		
SECTION 5, T-5-S, R-64-W, 6th 6-M		
ARAPAHOE COUNTY, COLORADO		

I-2 HEAVY INDUSTRIAL DISTRICT

Chapter 2: Zoning Districts

2-4: Non-Residential Zone Districts

- colors and materials of the building. The screen wall or solid fence shall not exceed 10 feet in height, and storage materials shall not be stacked or be visible above the enclosure, when viewed from the property line.
9. The location of exterior mechanical equipment associated with industrial processing or manufacturing operations shall minimize visual and auditory impacts to adjacent property and public streets and shall comply with other applicable design standards of this code.
 10. Four-sided/360 degree architecture shall be used on all buildings, except where not visible from adjoining properties, public ROW, or private roadways within the development.

2-4.7. I-2, Heavy Industrial District

A. GENERAL PURPOSES

1. Among the County's primary land-use goals, as stated in the Comprehensive Plan, are goals to promote employment and commercial development in Designated Growth Areas and plan for adequate public facilities and services in Growth Areas. The I-2 industrial-zone district is intended to implement these goals by promoting an economic base for unincorporated Arapahoe County.
2. Residential uses are generally not allowed in these districts, with the exception of well-planned light industrial business parks that are integrated with higher density residential units. These zone districts are intended to apply only within designated locations of the Urban Area and Rural Town Centers as designated in the Comprehensive Plan. These districts are generally not appropriate for properties located in the Rural Area, unless the proposed use is agricultural related.
3. While the County intends to foster economic development and employment opportunities in Designated Growth Areas, this type of development should be balanced with other community values.

B. SPECIFIC PURPOSE

1. The I-2 Zone District is intended to provide land for heavy industrial and basic economic uses in Designated Growth Areas, including the Urban Area and Rural Town Centers as designated in the Comprehensive Plan.
2. All development in the district must respect and respond to the district's unique site characteristics. Compatibility with surrounding land uses is very important. All development must be sited to avoid or mitigate any adverse environmental impacts such as air quality and water quality, including impacts on important riparian corridors that perform important drainage, habitat, and recreational functions.
3. All development must have no detrimental effects on soil stability or ground water supplies, or adversely impact the quality of ground water supplies. All development must mitigate impacts from runoff and/or from changes to the drainage characteristic of the land.

C. RELATION TO THE COMPREHENSIVE PLAN

The I-2 Zone District is intended to correspond to and implement the "Heavy Industrial" land-use category designated in the Land Use Plan element of the Comprehensive Plan.

D. LOCATION CRITERIA

In addition to satisfying the general rezoning criteria stated in this Land Development Code, the County may approve a rezoning to the I-2 District only if the proposed district complies with all of the following specific criteria:

1. The proposed district is located in the Urban Area or in Rural Town Centers as designated in the Comprehensive Plan/Sub-Area Plans.

2-4.7: I-2, Heavy Industrial District

Chapter 2: Zoning Districts

2-4: Non-Residential Zone Districts

2. Heavy industrial sites should have access to one or more major arterials or highways capable of handling heavy-truck traffic. Railroad or airport access may also be used.
3. This zone district focuses on regional heavy industrial uses that may serve a broader population and may provide industrial services outside of the local area.

E. DISTRICT-SPECIFIC STANDARDS

1. Traffic generated from heavy-industrial development shall not pass through residential areas.
2. This zone district will be adequately buffered from population centers and especially all residential zone districts.
3. This zone district must accommodate and respect applicable environmental regulations and have no significant environmental impact on the site and surrounding areas, especially residential areas.
4. The effects of dust, fumes, odors, refuse, smoke, vapors, and noise shall not extend beyond property lines. Lighting is regulated in another chapter of the Land Development Code.
5. Industrial activities shall be oriented to minimize visual and audible impacts to residential uses, open space, natural areas and arterial roads. A combination of appropriate screening and landscaping will enhance the compatibility of industrial uses to adjacent land uses.
6. Long, unarticulated facades shall be avoided by employing at least four of the following to create visual interest and shadow lines: textured and/or patterned surfaces, projections of exterior building walls, recesses and reveals to exterior building walls, variations in color, window fenestration, roof overhangs, and/or changes in parapet height.
7. On-site loading docks and service areas shall be located to minimize visibility from public streets or adjacent residential uses to the extent feasible, given the topography of the site and surrounding areas. Service and loading areas that are visible from residences or public streets shall be appropriately screened by fences, walls, landscaping berms or any combination thereof. Site design shall demonstrate efforts to minimize audible impacts to adjacent properties.
8. All buildings shall provide architectural improvements that include at least four of the following: wainscoting, use of different colors and materials, placement of doors, window treatments, color bands, material changes, and an integral use of landscaping.
9. Trash enclosures shall be shielded from view by placement within building, or by enclosure within walls or solid fencing that is a minimum of six feet in height. Trash enclosures are subject to applicable design standards of this code.
10. Outdoor storage shall be completely screened, to the extent feasible, given the topography of the site and surrounding areas, by a method that matches the thematic colors and materials of the building. The screen wall or solid fence shall not exceed 10 feet in height, and storage materials shall not be stacked or be visible above the enclosure, when viewed from the property line.
11. The location of exterior mechanical equipment associated with industrial processing or manufacturing operations shall minimize visual and auditory impacts to adjacent property and public streets and shall comply with other applicable design standards of this code.
12. Four-sided/360 degree architecture shall be used on all buildings except where not visible from adjoining properties, public ROW, or private roadways within the development.

2-4.7: I-2, Heavy Industrial District