



COLDWELL BANKER COMMERCIAL

COPPERLEAF DEVELOPMENT
TRACT J3 NE CORNER:
S HIMALAYA ST & E RADCLIFF PKWY
AURORA, CO 80015



SALE

CONFIDENTIALITY AGREEMENT

THIS OFFERING HAS BEEN PREPARED SOLELY FOR INFORMATIONAL PURPOSES. IT IS DESIGNED TO ASSIST A POTENTIAL INVESTOR IN DETERMINING WHETHER IT WISHES TO PROCEED WITH AN IN-DEPTH INVESTIGATION OF THE SUBJECT PROPERTY. WHILE THE INFORMATION CONTAINED HEREIN IS FROM SOURCES DEEMED RELIABLE, IT HAS NOT BEEN INDEPENDENTLY VERIFIED BY THE COLDWELL BANKER COMMERCIAL AFFILIATE OR BY THE SELLER.

THE PROJECTIONS AND PRO FORMA BUDGET CONTAINED HEREIN REPRESENT BEST ESTIMATES ON ASSUMPTIONS CONSIDERED REASONABLE UNDER THE CIRCUMSTANCES. NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED, ARE MADE THAT ACTUAL RESULTS WILL CONFORM TO SUCH PROJECTIONS.

THIS DOCUMENT IS PROVIDED SUBJECT TO ERRORS, OMISSIONS AND CHANGES IN THE INFORMATION AND IS SUBJECT TO MODIFICATION OR WITHDRAWAL. THE CONTENTS HEREIN ARE CONFIDENTIAL AND ARE NOT TO BE REPRODUCED WITHOUT THE EXPRESS WRITTEN CONSENT.

INTERESTED BUYERS SHOULD BE AWARE THAT THE SELLER IS SELLING THE PROPERTY "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. PRIOR TO AND/OR AFTER CONTRACTING TO PURCHASE, AS APPROPRIATE, BUYER WILL BE GIVEN A REASONABLE OPPORTUNITY TO INSPECT AND INVESTIGATE THE PROPERTY AND ALL IMPROVEMENTS THEREON, EITHER INDEPENDENTLY OR THROUGH AGENTS OF THE BUYER'S CHOOSING.

THE SELLER RESERVES THE RIGHT TO WITHDRAW THE PROPERTY BEING MARKETING AT ANY TIME WITHOUT NOTICE, TO REJECT ALL OFFERS, AND TO ACCEPT ANY OFFER WITHOUT REGARD TO THE RELATIVE PRICE AND TERMS OF ANY OTHER OFFER. ANY OFFER TO BUY MUST BE: (I) PRESENTED IN THE FORM OF A NON-BINDING LETTER OF INTENT; (II) INCORPORATED IN A FORMAL WRITTEN CONTRACT OF PURCHASE AND SALE TO BE PREPARED BY THE SELLER AND EXECUTED BY BOTH PARTIES; AND (III) APPROVED BY SELLER AND SUCH OTHER PARTIES WHO MAY HAVE AN INTEREST IN THE PROPERTY. NEITHER THE PROSPECTIVE BUYER NOR SELLER SHALL BE BOUND UNTIL EXECUTION OF THE CONTRACT OF PURCHASE AND SALE, WHICH CONTRACT SHALL SUPERSEDE PRIOR DISCUSSIONS AND WRITINGS AND SHALL CONSTITUTE THE SOLE AGREEMENT OF THE PARTIES.

PROSPECTIVE BUYERS SHALL BE RESPONSIBLE FOR THEIR COSTS AND EXPENSES OF INVESTIGATING THE PROPERTY AND ALL OTHER EXPENSES, PROFESSIONAL OR OTHERWISE, INCURRED BY THEM.

DAVE DRAHN

COLDWELL BANK COMMERCIAL, NRT

6501 E Belleview Ave #500 | Greenwood Village, CO 80111

CELL: 303-921-7902

ColoradoRealEstateBrokers@gmail.com

KRISTEN ANILIONIS

COLDWELL BANKER COMMERCIAL, NRT

6501 E Belleview Ave #500 | Greenwood Village, CO 80111

CELL: 303-304-9900

ColoradoRealEstateBrokers@gmail.com

EXECUTIVE SUMMARY

**NEW
PRICE!**

PRICE: ~~\$1,500,000~~ \$1,250,000

TOTAL LAND AREA: 3.15 ACRES

PROPERTY LEGAL:

TRACT J3 COPPERLEAF 2ND FLG EX M/R'S

AURORA, CO 80015

COUNTY: ARAPAHOE (UNINCORPORATED)

ZONING: COPPERLEAF MU-PUD

INCLUDED WITHIN COPPERLEAF METROPOLITAN DISTRICT NO 6

Coldwell Banker Commercial is pleased to present the rare opportunity to acquire this amazing property located within the Copperleaf Community in Aurora, Colorado. At approximately 3.15 acres, this lot is situated on the East side of S Himalaya St and North of E Radcliff Pkwy. Less than a block South of E Quincy Ave and approximately 4 blocks West of E-470, this ideal location provides developers and investors a rare opportunity to purchase a highly sought after urban development site. The Parcel was originally zoned A-1; however, in December 2004, the Copperleaf Planned Unit Development (Copperleaf MU-PUD) was approved consisting over 742 acres (Copperleaf Filing No. 2). The Property was originally dedicated to the Cherry Creek School District (CCSD) as part of the school dedication requirement and was labeled S-3 in the Copperleaf Preliminary Development Plan. CCSD has since classified the Property as surplus land. The Property must be rezoned in order to be developed. In May 2022, a conceptual plan was submitted to Arapahoe County requesting a zoning change to allow 22 SFA Duplex units to 28 SFD units. Said submission has since been withdrawn.

PROPERTY OVERVIEW

SCHOOL DISTRICT: (Cherry Creek 5)

- High School: Eaglecrest
- Middle School: Sky Vista
- Elementary School: Aspen Crossing

IMPROVEMENTS:

- Vacant Land

PARCEL:

- 2073-11-2-15-001

LOT SIZE:

- Acres: 3.15
- Square Feet: 137,214

2023 TAXES:

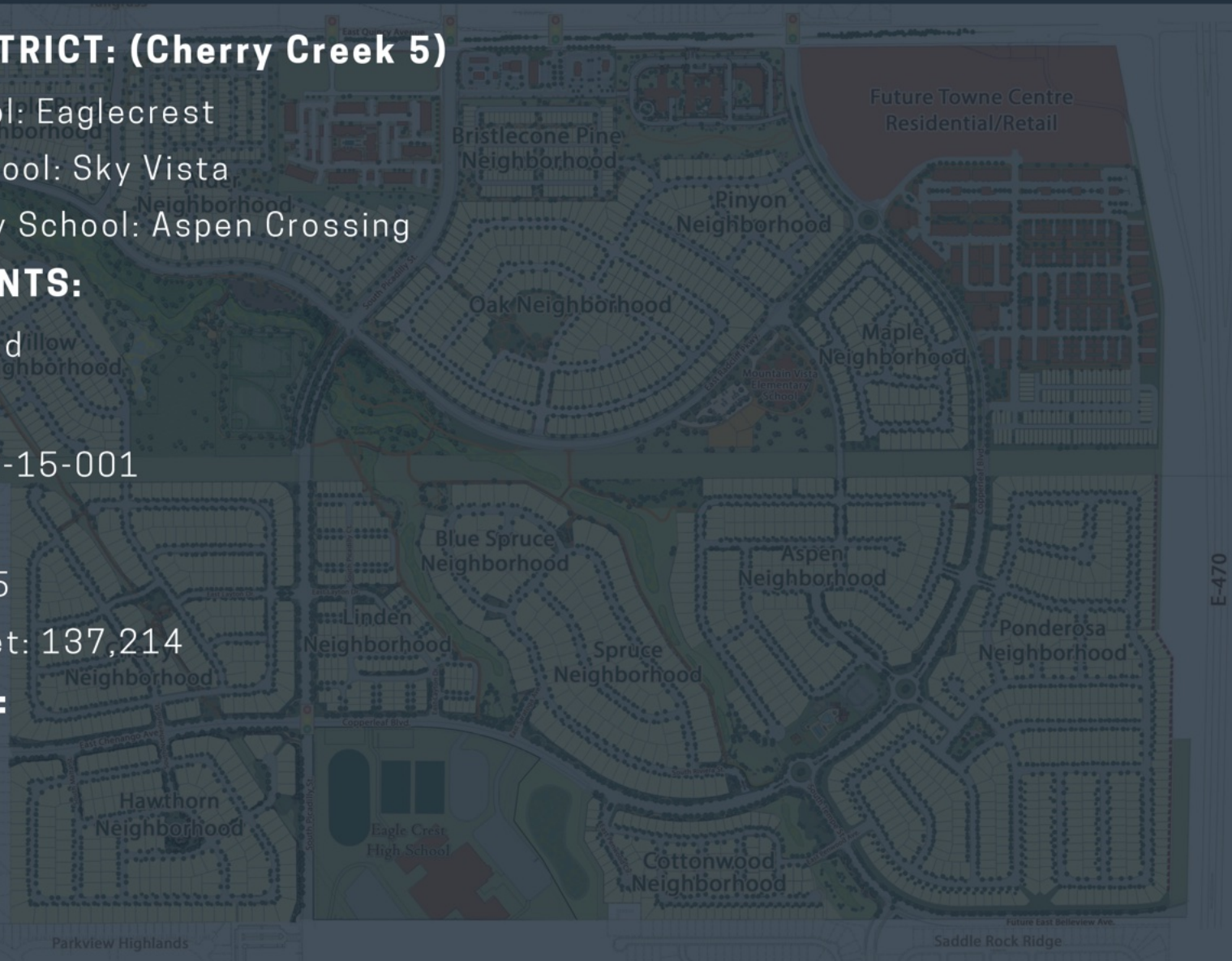
- \$69.25

ZONING:

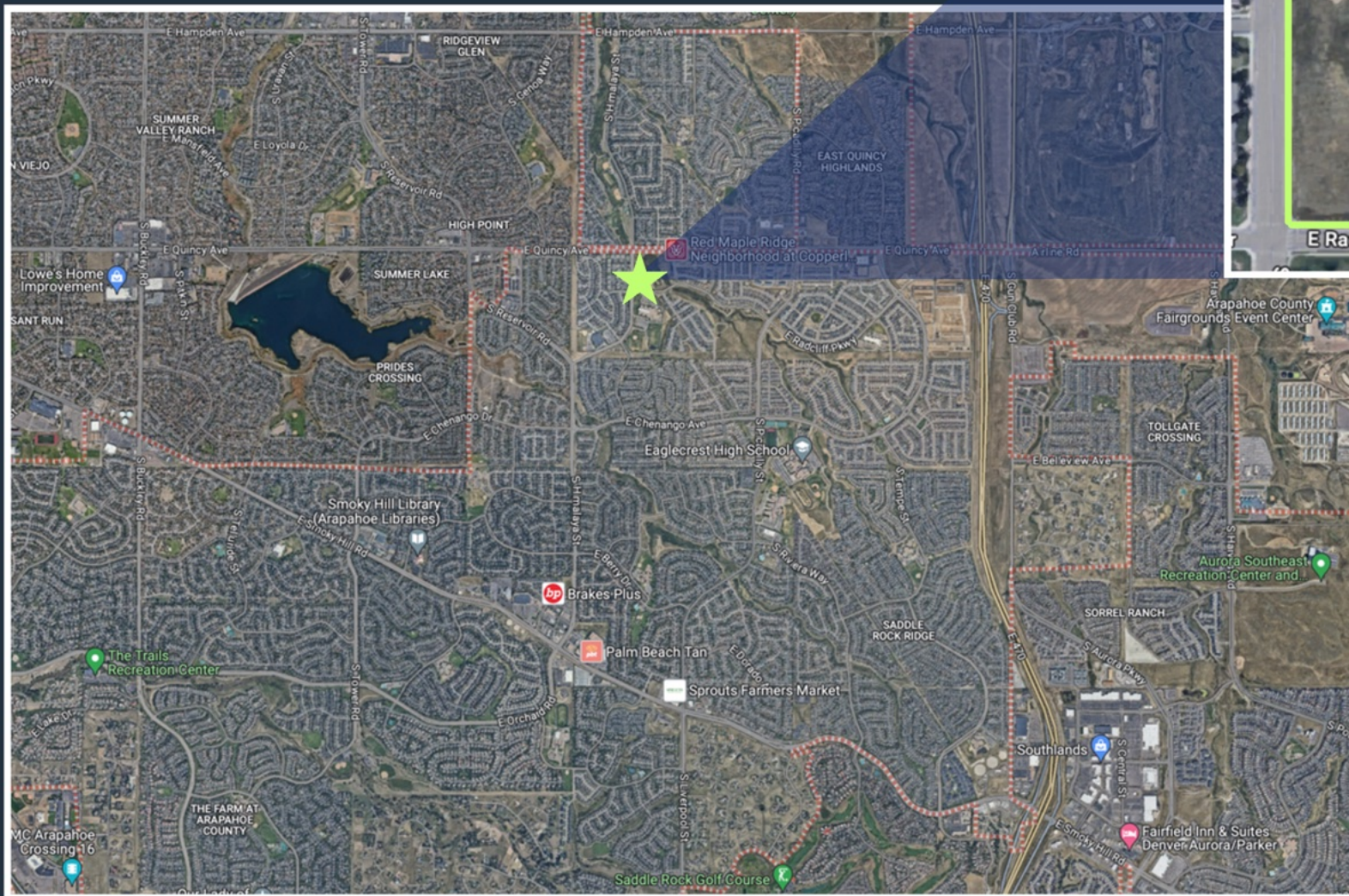
- MU-PUD

LEGAL:

- TRACT J3 COPPERLEAF 2ND FLG EX M/R'S



MAP OF PROPERTY



SURVEY OF PROPERTY

ALTA/NSPS LAND TITLE SURVEY
A PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 11,
TOWNSHIP 5 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ARAPAHOE, STATE OF COLORADO

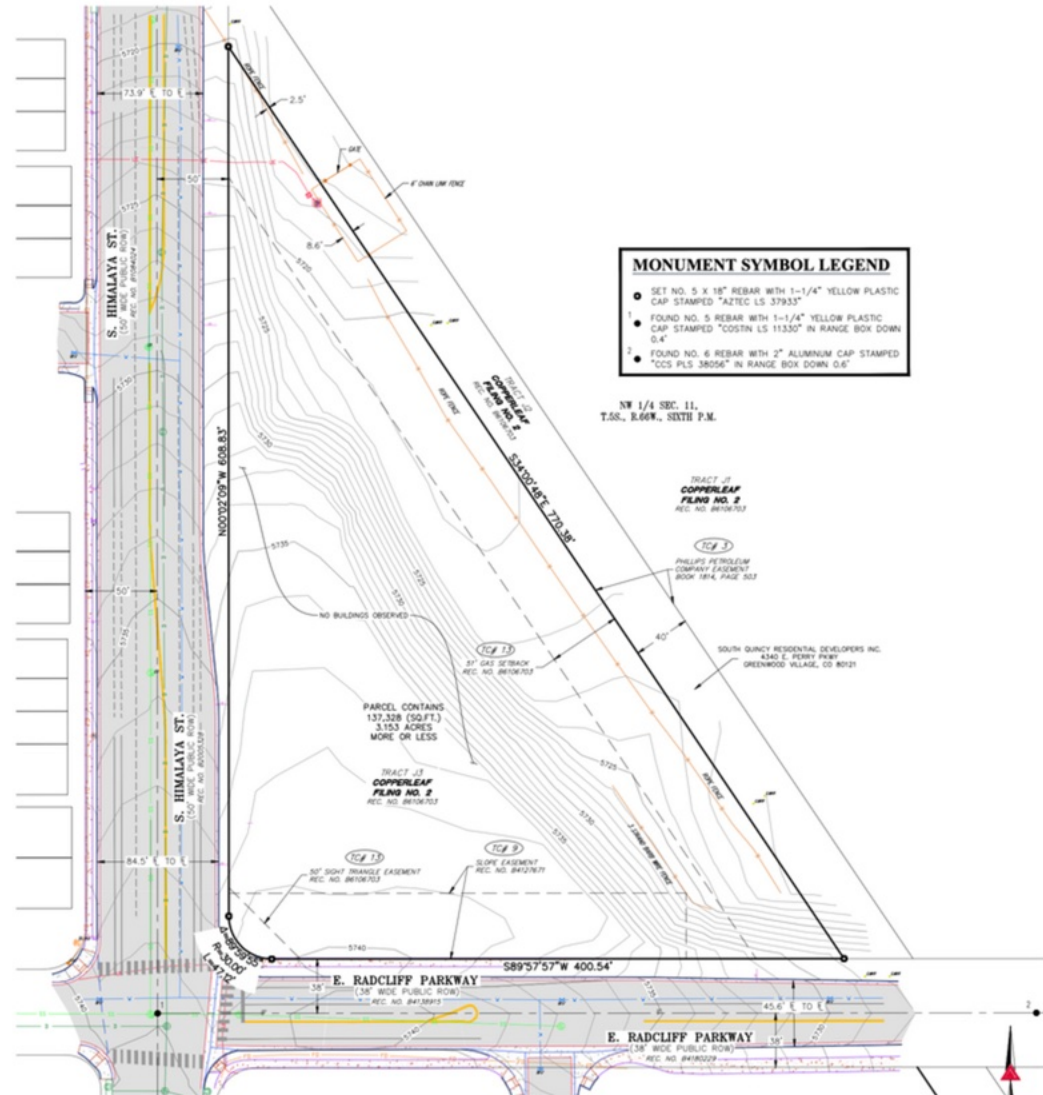
TOPOGRAPHIC LEGEND

- SANITARY CLEANOUT
- SANITARY MANHOLE
- SANITARY UNDERGROUND
- STORM LINE UNDERGROUND
- STORM INLET
- STORM PIES
- STORM MANHOLE
- WATER LINE UNDERGROUND
- WATER VALVE
- ELECTRIC BREAKER BOX
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- ELECTRIC UNDERGROUND
- TELEPHONE LINE UNDERGROUND
- TELEPHONE PEDESTAL
- FIBER OPTIC UNDERGROUND
- FIBER OPTIC VAULT
- TRAFFIC SIGNAL
- GAS MKR POST
- IRRIGATION VALVE
- EX CONT-MKR
- EX CONT-MKR POST
- FENCE POST
- GATE
- HANDICAP RAMP
- EDGE CONCRETE
- CURB LIP OF GUTTER
- CURB TOP BACK
- FLOWLINE
- CURB TOP FACE
- DRAIN FLOWLINE
- UNMARKING WHITE STRIPE DASHED
- UNMARKING WHITE STRIPE SOLID
- UNMARKING YELLOW STRIPE SOLID
- SIDEWALK
- CONCRETE
- ASPHALT PAVEMENT
- ROAD
- TOP BACK OF CURB
- LIP OF GUTTER
- SEWER
- HANDICAP RAMP

MONUMENT SYMBOL LEGEND

- SET NO. 5 x 18" REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "AZTEC L.S. 37935"
- FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "COSTIN L.S. 11330" IN RANGE BOX DOWN 0.4'
- FOUND NO. 6 REBAR WITH 2" ALUMINUM CAP STAMPED "COSTIN L.S. 11330" IN RANGE BOX DOWN 0.6'

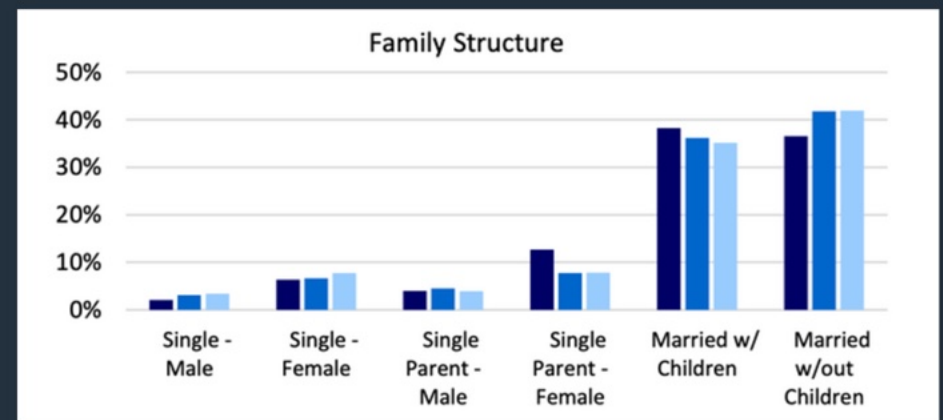
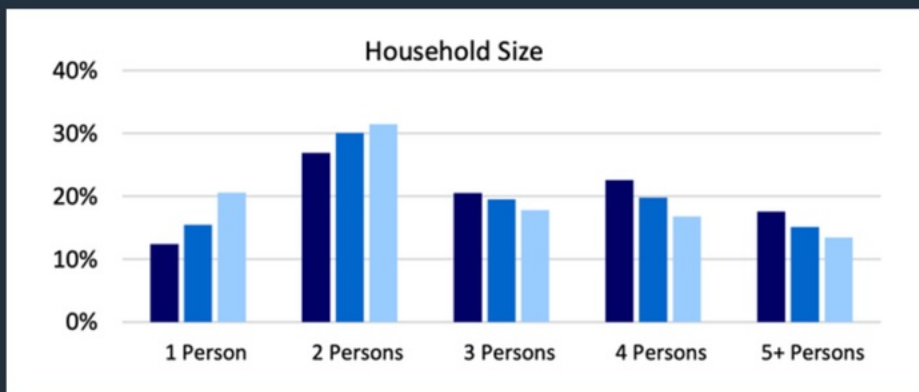
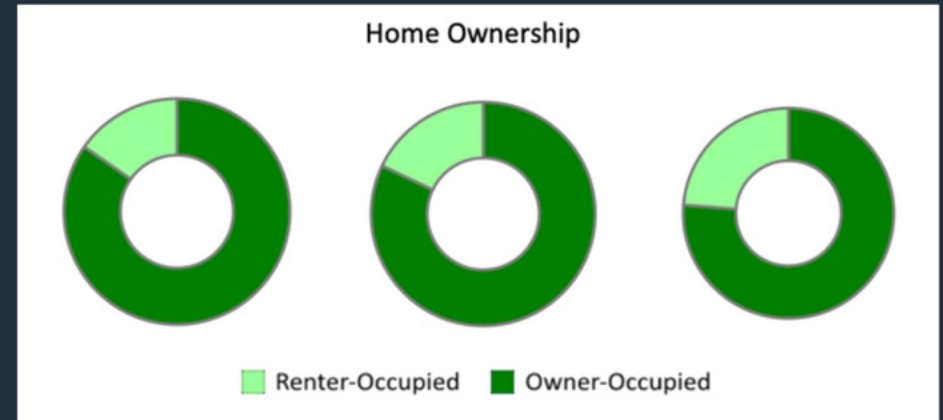
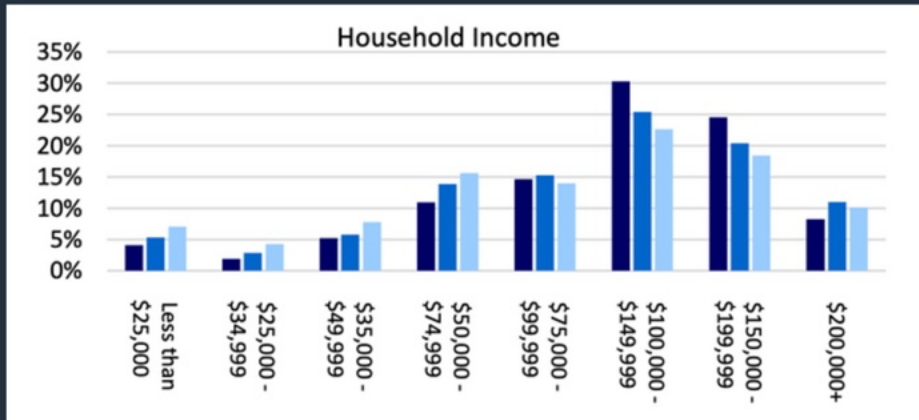
NW 1/4 SEC. 11,
T.5S., R.66W., SIXTH P.M.



FOR REVIEW

SCALE 1" = 40'		DATE 06/23/2022	
SHEET TWO		JOB NO. 85022-02	
ALTA/NSPS LAND TITLE SURVEY NW 1/4, SEC. 11, T.5S., R.66W., 6TH P.M. ARAPAHOE COUNTY, COLORADO SOUTH QUINCY RESIDENTIAL DEVELOPERS 4340 EAST PERRY PARKWAY GREENWOOD VILLAGE, CO 80121			
AZTEC CONSULTANTS, INC. 100 East Mineral Ave., Suite 1 Greenwood Village, Colorado 80122 Phone: (303) 715-1898 Fax: (303) 715-1897 www.aztecconsultants.com			

DEMOGRAPHICS



COPPERLEAF OVERVIEW

COPPERLEAF COMMUNITY

Copperleaf. The perfect place to put down roots. At Copperleaf, you'll find an abundance of things that make you feel right at home, whether you're just starting out, growing our family or embarking on a whole new chapter in life.

Thoughtfully planned and carefully designed, Copperleaf brings together a unique combination of resources to nurture and enrich just about every aspect of your life...from our spacious, high-quality home, to our exceptional Cherry Creek Schools and diverse community amenities, to our vast network of unique parks, trails and open spaces. It's everything you're looking for in a home - and more.

At Copperleaf, we think your home should be a place you grow into, not out of. That starts with having a spacious, high-quality home that gives you and your family plenty of room. Of course, your home extends beyond the square footage of your home at Copperleaf. Within steps of your front door, you can explore a vast network of natural resources that includes more than 100 acres of parks, wetlands and open space, miles of planned trails, as well as a community gathering place, The Arboretum Pool & Clubhouse. So, whether you want to take it all in or simply relax and unwind, you'll have all the room you need to find yourself, lose yourself - and just plain be yourself.

Situated along the E-470 corridor, Copperleaf provides easy access to a wealth of nearby conveniences like DIA/DEN, Southlands Shopping Center, DTC, the Fitzsimmons/Anschutz/Children's Hospital Medical Centers and various recreational destinations.

Come discover a community that makes you feel right at home, naturally. Where your living room extends far beyond your front door to encompass miles of trails, parks and open space. Where your kids have access to the renowned Cherry Creek Schools, endless adventures and countless learning opportunities. Where every day offers new ways to connect with friends, family and the great outdoors.

COPPERLEAF OVERVIEW



AREA OVERVIEW

CITY OF AURORA

Once a budding frontier town of farmers and ranchers just east of the state's capital, Aurora is Colorado's third largest city with a diverse population of more than 399,000. From agricultural outpost to military bastion, Aurora established its foundation as a driving force in the west. And the rest is history.

The city of Aurora is a full-service city governed by a council/manager form of government, which combines the political leadership of elected officials with the managerial expertise of an appointed local government manager. At more than 164 square miles, the city reaches into Arapahoe, Adams and Douglas counties. Aurora's strategic comprehensive plan emphasizes the formation of livable, full-service neighborhoods.

Aurora provides access to quality education. Four school districts and eight campuses of higher learning meeting the instructional needs of residents and those beyond the city limits. The city's annual Aurora Scholars program honors a student in every grade in every school in Aurora.

Just minutes away from Denver International Airport, Aurora is home to a vibrant business environment, including major industries such as aerospace and defense, renewable energy, bioscience and health care, and transportation and logistics. Businesses large and small are welcomed and nurtured through such programs as Aurora: Here for Business and the Aurora-South Metro Small Business Development Center.

Tree-lined streets, open prairie, majestic views of the mountains and ample neighborhood parks make Aurora neighborhoods a comfortable place to call home. More than 450 neighborhoods complete the fabric of the community. Aurora's climate is mild and dry, with more than 300 days of sunshine a year, offering residents and visitors ample opportunity to get outside, stay fit and enjoy all that Colorado living has to offer. Aurora has five golf courses, two reservoirs, 103 parks, and over 5,000 acres of open space and trails. Situated at the foot of the Rocky Mountains, Aurora is a gateway to all Colorado has to offer.

Each resident has a right to expect a safe city and to trust that they will be helped in an emergency. Nearly 60 percent of the city's general fund budget supports Aurora's public safety functions.

CONTACT US



DAVE DRAHN

303-921-7902



KRISTEN ANILIONIS

303-304-9900

COLORADOREALESTATEBROKERS@GMAIL.COM

CBCWORLDWIDE.COM

COLDWELL BANKER COMMERCIAL ▪ DENVER, CO ▪ 303-843-1600

6501 E BELLEVIEW AVE #500, GREENWOOD VILLAGE, CO 80111



COLDWELL BANKER COMMERCIAL