

18.27 Acres Development Land For Sale

Known as Defense Park, Aurora, CO 80017



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Property #	Parcel ID	AC	SF
1	1975-22-1-05-012	1.5270	66,516.12
2	1975-22-1-05-011	1.2550	54,667.80
		2.7820	121,183.92
3	1975-22-1-07-001	1.8930	82,459.08
4	1975-22-1-05-009	1.0760	46,870.56
		2.9690	129,329.64
5	1975-22-1-06-001	1.4560	63,423.36
6	1975-22-1-06-006	1.4330	62,421.48
7	1975-22-1-06-002	1.3240	57,673.44
8	1975-22-1-06-005	1.4790	64,425.24
9	1975-22-1-06-003	1.5080	65,688.48
10	1975-22-1-06-004	1.5670	68,258.52
		8.7670	381,890.52
11	1975-22-1-07-005	1.9250	83,853.00
12	1975-22-1-07-006	1.8240	79,453.44
		3.7490	163,306.44

Located adjacent to the southwest side of the Buckley Space Force Base, this 18.27-acre assemblage consists of 12 parcels ranging in size from one to two acres. The northern access point to the property is located less than one mile from the Mississippi Gate to the Base, which is estimated to contribute some \$1 billion dollars annually to the local economy.

Call Broker For Pricing

Fuller Real Estate
(303) 534-4822

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Jason Russ
(720) 974-2794 direct
(609) 240-6549 mobile
JRuss@FullerRE.com

Cary Clark
(720) 306-6027 direct
(720) 724-3339 mobile
CClark@FullerRE.com

Aurora's Business/Tech District (I-1) Zoning provides a wide range of permitted uses to include outdoor storage, self-storage, warehousing, distribution, data center, and many more. With residential developments immediately to the west, other permitted uses include restaurants, bars, recreation and sports, retail sales and personal services. Proximity to E-470 via E Jewell Ave. provides accessibility to I-70, DIA, and I-225 all within a short drive.



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Aurora Land Use Table

LINKS

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**Aurora Economic
Development Council**

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**Aurora Development
Process & Resources**

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**Aurora Unified
Development Ordinance**

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	9,302	86,774	256,312
Households	3,520	32,210	95,201
Median HH Income	\$79,383	\$73,520	\$71,520
Median Age	35.80	35.80	36.40
Traffic	9,701 vpd S. Dunkirk St. @ E. Colorado Dr.		

CoStar (2022)