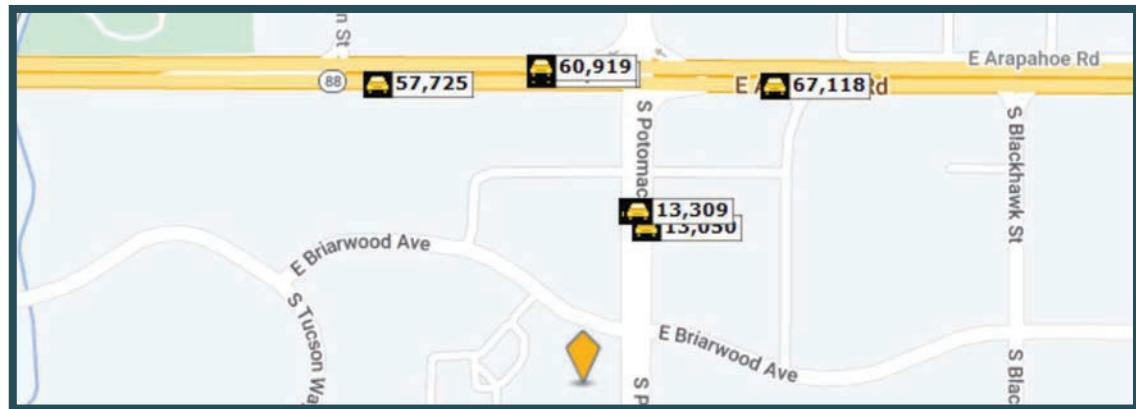


TRAFFIC

This property is situated in the high traffic Dove Valley hub very close to the Broncos Training Center, the Centennial Airport, and the Arapahoe County Justice Center. It is also nearby the Park Meadows Mall, Inverness Office Parks, Meridian Office Parks, and the Denver Tech Center.



TRAFFIC COUNTS:
60,919 VPD -
E Arapahoe Rd @ S Potomac St



Demographics:

HOUSEHOLDS:

1 Mile: 1,555
3 Miles: 62,462
5 Miles: 225,680

MEDIAN AGE:

1 Mile: 37.10
3 Miles: 37.90
5 Miles: 38.80

MEDIAN INCOME:

1 Mile: \$82,345
3 Miles: \$110,799
5 Miles: \$111,181

POPULATION:

1 Mile: 4,733
3 Miles: 62,462
5 Miles: 225,680

FULLER REAL ESTATE (303) 534-4822

23.45 Acres Near Centennial Airport

7199 S. Potomac St., Centennial, CO 80112



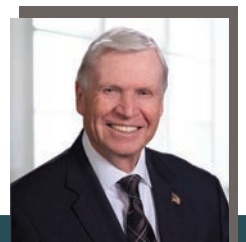
Parcel ID:	2075-25-4-19-001
Size*:	23.4510 Acres
Taxes:	\$60,821.86 (2022 payable in 2023)
Zoning**:	BP50 - Business Park 50

\$13,790,595 (\$13.50/SF)

* Sub-dividable to 5 Acre minimum.
** Zoning and permitted uses information on page 2.

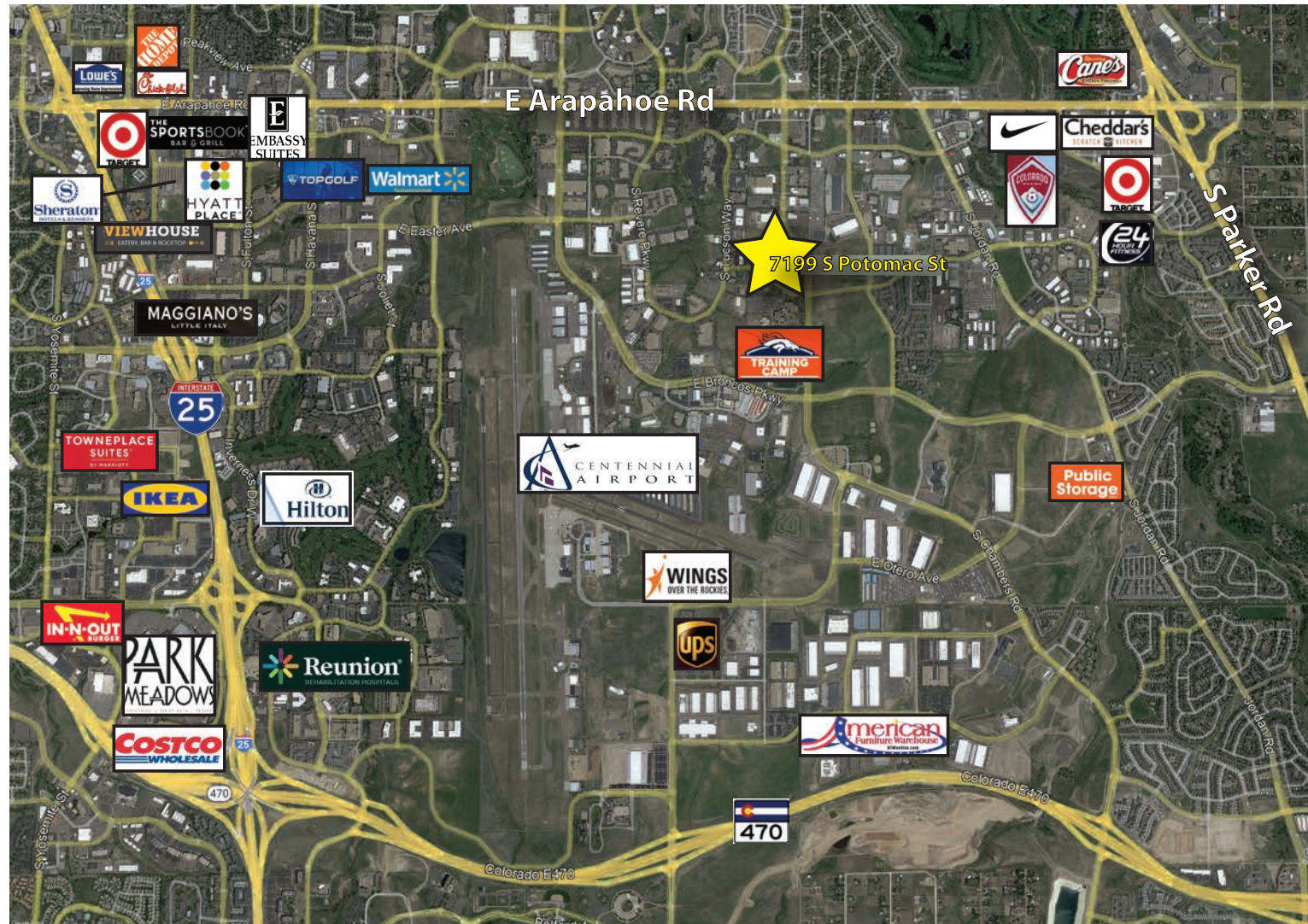


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**BROKERAGE
DISCLOSURE**



Possible Subdivision Layout:



Centennial Airport:

Centennial Airport is a public use airport located in Dove Valley, owned by the Arapahoe County Public Airport Authority, 15 nautical miles southeast of downtown Denver, Colorado.

The airport opened on May 12, 1968, as Arapahoe County Airport, and was renamed on July 13, 1984. In 1985 a new control tower was built. It is an international airport with continuous U.S. Customs services and is one of the busiest general aviation airports in the United States with an average of 874 operations per day and covers 1,400 acres at an elevation of 5,885 feet. It has three asphalt runways. Key Lime Air has its corporate headquarters on the airport property.

Wings Over the Rockies' Exploration of Flight is a unique to the nation attraction on a 15-acre campus located on the south side of Centennial Airport. The 19,000-square-foot Boeing Blue Sky Aviation Gallery is broken up into two experience arenas. The first floor covers the "experience" of flight and in the second level, visitors will understand the "sequence" of flight.



City of Centennial ~ Zoning:



Business Park 50 (BP50) District

The Business Park 50 (BP50) District allows for the development of office and enclosed light industrial uses in a campus-like setting. This environment may also include residential uses that are closely related to office, medical, and commercial use, such as live-work units, assisted living facilities, congregate care facilities, and nursing homes. See **Division 2-3, Land use** for matrix of permitted, limited and conditional uses in the District.

- ◆ Minimum Landscape Surface Ratio: **25%**
- ◆ Maximum Building Height: **50 ft.**