



COMMERCIAL INFILL SITE FOR SALE

E. 22nd Place & Tower Rd., Aurora, CO 80011

CONFIDENTIAL OFFERING MEMORANDUM



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PROPERTY OFFERING NOTIFICATION

SEC 22nd Place and Tower Rd.

Aurora, CO 80011

This Offering Memorandum and the information contained therein is subject to the terms, provisions, and limitations of the confidentiality agreement with which we have provided you, the Buyer. By taking possession of and reviewing the information contained herein, Buyer agrees not to disclose, permit the disclosure of, release, disseminate or transfer any of the information obtained to any other person or entity except permitted herein.

Fuller Real Estate, LLC has obtained the information used in this package from sources we deem reliable. We have no reason to doubt the accuracy of the information, but neither we, nor the owner, warrant such information. All offers to purchase should be based on independent investigation, analysis, appraisal and evaluation of all facts, circumstances and materials deemed to relevant by the purchaser.

By taking possession of and reviewing the information herein, the Buyer acknowledges that Brian Baker and Jason Russ of Fuller Real Estate, and Nicole Court of Village Brokers are acting as Seller's Agent ("Brokers") in the disposition of the property. We will disclose to you all adverse material facts about the property actually known by us. We will assist you without regard to race, creed, sex, religion, national origin, family status, marital status, or handicap. The Buyer acknowledges receipt of the form entitled Brokerage Disclosure to Buyer. (BDB 10-19 (Mandatory 1-20))

Click for Brokerage Disclosure



Brian Baker
President—Principal
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Jason Russ
Broker Associate
C: 609.240.6549
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JRuss@FullerRE.com



Nicole Court
Village Brokers
Managing Broker/President
720.363.7801
nicole@mydenvervillage.com

OFFERING SUMMARY

Address:	SEC 22nd Place & Tower Rd. Aurora, CO 80011	Permitted Uses:	Residential—Single Family Attached, Duplex, Group Home / Senior Housing
County:	Adams		Commercial—Restaurant, Medical/Dental Clinic, Personal Services, Retail Sales, Adult or Child Day Care, Urban Agriculture, Retail Mar- ijuana Store, Marijuana Testing Facility, Specialty Food Production, and more
Parcel:	0182134201001		
Legal Description:	SUB: TOWER GREEN/AURORA FILING NO 1 DESC: TRACT A (To be verified by title policy and ALTA survey)	Conditional Uses:	Commercial—Liquor Store, Bar/Tavern, Brewery, Distillery, Winery, Brewpub, Microbrewery, Vet- erinary Clinic & Hospital, and more
Acres:	4.81 AC		
Land SF:	209,524		
Zoning:	MU-N (Mixed-Use Neighborhood District) Sub-Area B (Aurora) Buckley Airport Influence Overlay District	Conditional Accessory Use:	Commercial—Drive-up or Drive-Through Facility for Restaurant, Coffee-Shop, and Bakery
Opportunity Zone:	Aurora Opportunity Zone 5		
Utilities:	Aurora Wastewater & Stormwater Asset Map		
Topography:	Flat		
Parcel Dimensions:	W 500', N 375', E 525', S 400'		
Access:	North—.50 Miles to I-70 South—.60 Miles to East Colfax Ave. East—3.4 Miles to E-470 West—3.3 Miles to I-225		

OFFERING SUMMARY

4.81 Acres Prime Aurora Infill Development Opportunity

Located in the Tower Triangle Neighborhood and included in the Aurora Opportunity Zone 5, this parcel is surrounded by both Industrial and Residential contexts, providing commercial and residential development opportunities.

With proximity to I-70, E-470, I-225, and E. Colfax Avenue, this parcel permits a range of uses and allows for access to the entire Greater Metro Denver Area and Denver International Airport (DIA).

With hard-corner access to both E. 22nd Place and Tower Rd., this parcel benefits from over 800' of frontage to both roads and exposure to approximately 20,000 vehicles per day.

Utilities are located on both E. 22nd Place and Tower Rd.

**Click For MU-N
Zoning Information:**



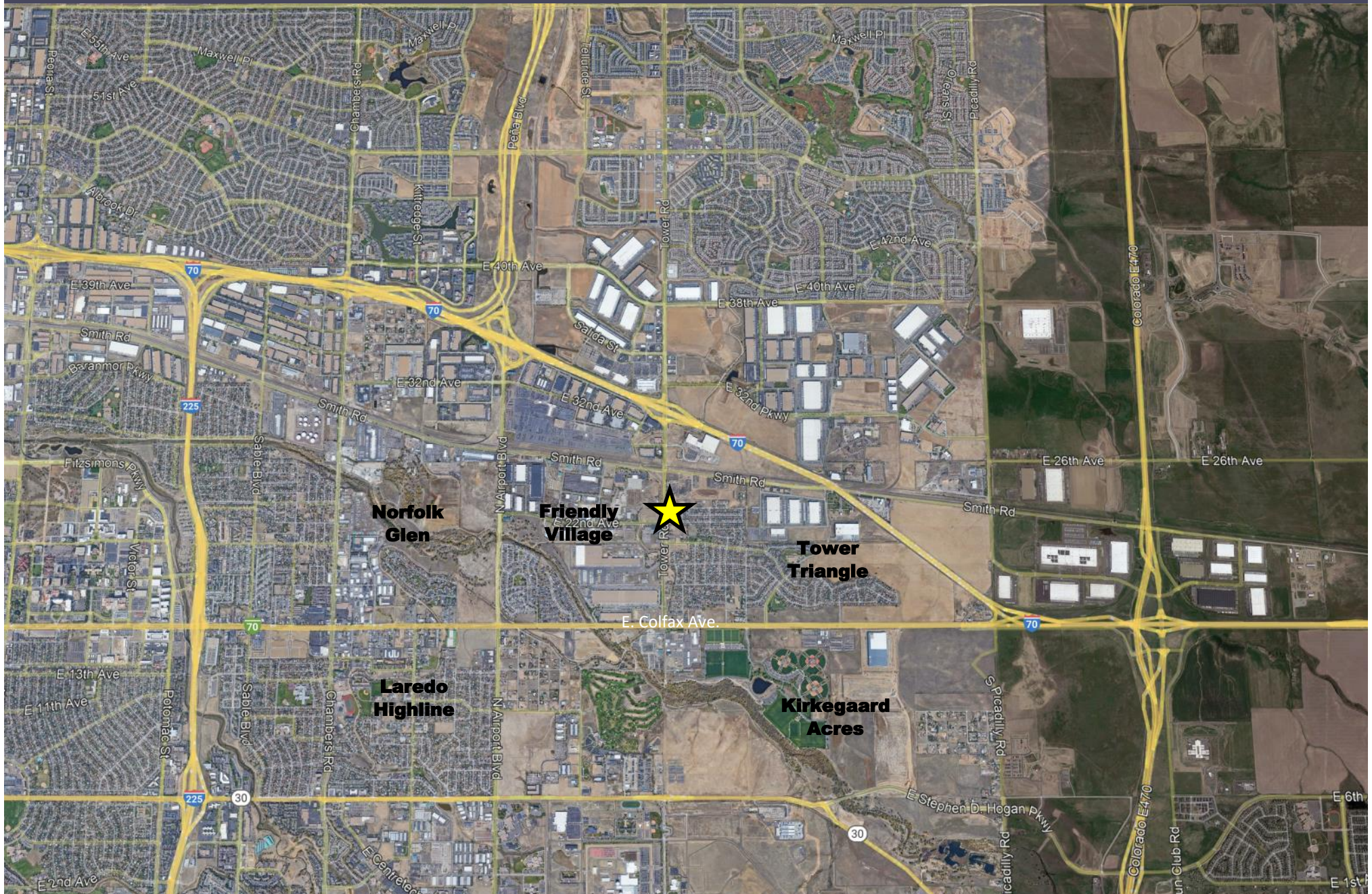
**Click For Aurora
Permitted Uses:**



**Click For Buckley Airport
Influence Overlay**



MAPS—AERIAL



SEC E. 22nd Place and Tower Rd.

MAPS—IMMEDIATE NEIGHBORHOOD



DEMOGRAPHICS, OFFERING TERMS



SEC E. 22nd Place and Tower Rd.

DEMOGRAPHICS

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population	7,671	66,921	264,379
2023 Med. HH Income	\$74,830	\$62,931	\$68,372
Households	2,576	23,546	91,388
Median Age	35.40	33.90	34.20
Med. Home Value	\$352,445	\$317,726	\$327,083



OFFERING TERMS

OFFERING PRICE: \$2,200,000

DUE DILIGENCE:

The Sellers will provide the following documentation to interested Buyers

- 01/21/2019 – Certified Improvement Location Certificate
- 09/27/2023 – City of Aurora Zoning Inquiry Response Letter

OFFERS:

Please submit your Offer with the following

- Description of the buying entity
- Description of the intended land use
- Buying entity resume illustrating development experience and properties under ownership
- Proof of available funds for the Subject Property purchase

INSPECTIONS:

Please contact Fuller Real Estate listing agents, Brian Baker or Jason Russ, or Village Brokers listing agent, Nicole Court, to schedule appointments to tour and inspect the Subject Property.

TITLE AND ESCROW:

Negotiable / To be determined

CONTACT INFORMATION



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