

Aurora Infill Multifamily Opportunity: 48 Units with Plans on File (Utilities to Site | No HOA)

If you're a smaller multifamily builder—or you know one—this is the kind of “right-sized” infill deal that doesn't come around often: an Aurora site with approved plans already on file for two separate 24-unit buildings (48 units total), located in a proven multifamily pocket and positioned for a straightforward execution.

Location: Just north of Alameda Parkway, between Chambers Rd and Airport Blvd.

Why this site stands out:

1) Approved plans = shorter runway. Entitlements and plan approvals are where many projects stall. Here, the groundwork is already done with two 24-unit designs on file; allowing a buyer to focus on underwriting, financing, and vertical construction rather than a long approval timeline.

2) Two independent sites = built-in flexibility

The sites are separate parcels within the same cul-de-sac, which creates real optionality: Build one project independently of the other. Phase delivery to match capital and leasing conditions. Consider a partner/JV structure while keeping projects distinct

3) Surrounded by multifamily—without HOA constraints. The property sits between two existing multifamily projects, reinforcing demand and compatibility, yet it is not part of an HOA—a meaningful advantage for developers who want cleaner control and fewer ongoing restrictions.

4) Immediate lifestyle amenity next door. A small, quaint park already exists on the west side of the northern site, adding resident appeal without requiring you to create or maintain the amenity yourself.

5) Practical access in a built-out setting. Primary access is through the established Bayberry apartment units, supporting functional ingress/egress in an area that already operates as a multifamily enclave.

6) All utilities are already to the site. A major development hurdle is already addressed: all utilities are in place at the site, helping reduce uncertainty and streamline schedules.

Who should look at this (and who should you forward it to). This is ideal for:

- Local/regional builders seeking a manageable multifamily project
- Developers who prefer infill execution over long entitlement risk
- Groups who value phasing and two-parcel optionality
- If you're not actively building right now, this is an easy one to share with someone in your network who is.

For pricing, plan details, and next steps, email me directly: Tkaufman@landadvisors.com.