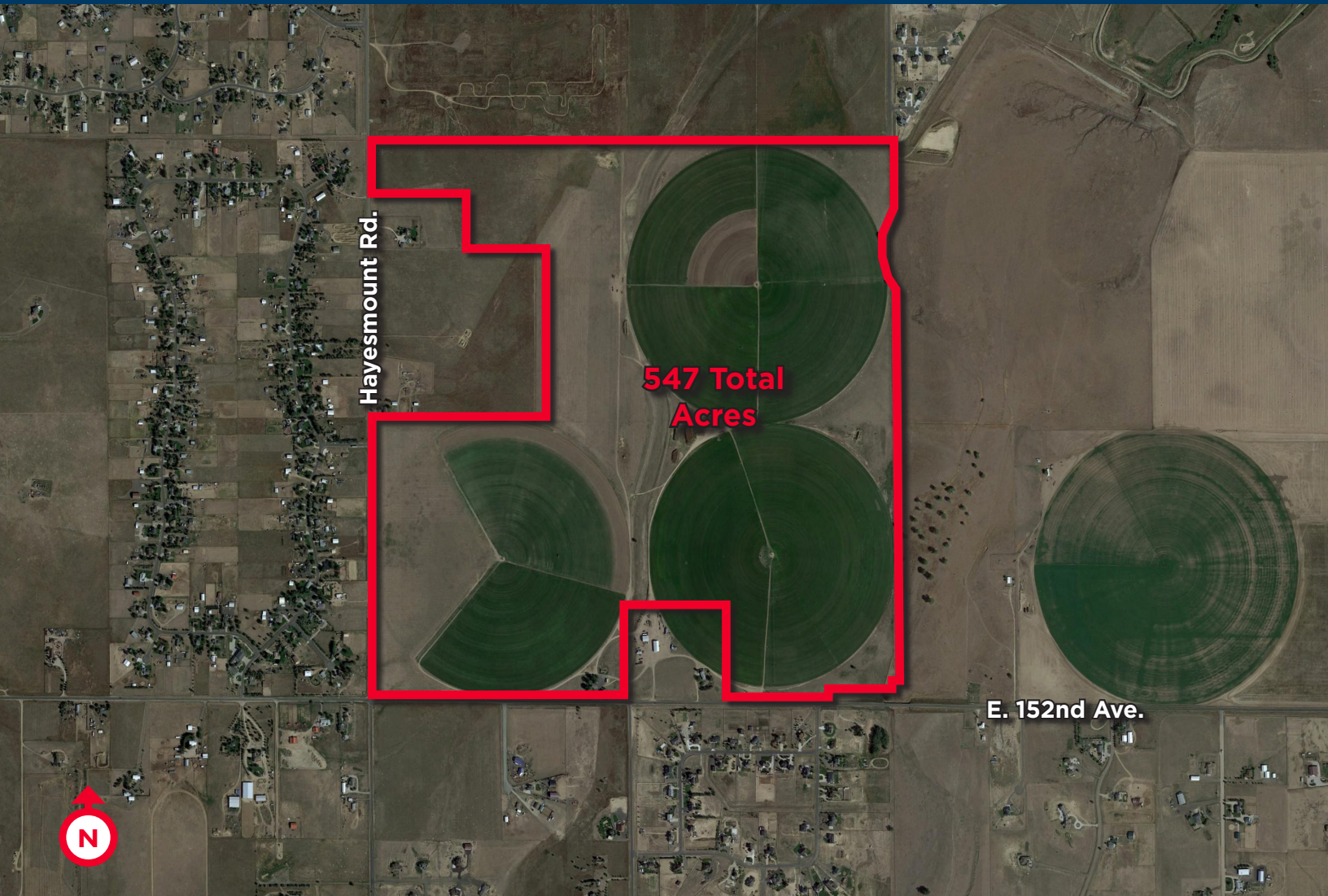


LAND OPPORTUNITY

NEC 152ND AVENUE & HAYESMOUNT ROAD
BRIGHTON, COLORADO 80601



547 ACRES BRIGHTON LAND OPPORTUNITY

Sale Price: \$15,500/Acre | Zoning: Adams County-Agriculture
Potential for Seller Leaseback

This 547 acre parcel is located minutes off of I-76, just east of Brighton. This area has seen tremendous growth over the past 5 years and it doesn't look to be slowing down any time soon. This acreage is currently operating as a sod farm and could continue to be operated as such if a potential buyer so desired. Being a sod farm, there is abundant water that comes from seven different wells that are currently operational. With the irrigation infrastructure in place, this could provide a potential developer or land-banker interim income. The Seller would be willing to leaseback while the property is held for development. **Please call the listing brokers with any additional questions.**

“Adams County on top for job growth in U.S. in 2019.”

- The Denver Post

MSA DEMOGRAPHIC HIGHLIGHTS



2019 TOTAL POPULATION

511,469



2019 TOTAL HOUSEHOLDS

175,672



BACHELORS DEGREE OR HIGHER

25.7%



LABOR FORCE

269,910



REGIONAL EMPLOYMENT

244,327



MEDIAN HOUSEHOLD INCOME

\$67,600

**ADAMS COUNTY
AREA HIGHLIGHTS**

Adams County is forecasted to have record population and employment growth over the next 20 years. This projection is made in part because Adams County benefits directly from four of the \$5 billion dollar projects in Colorado - Fitzsimons Life Science District, E-470 toll road, FasTracks, and its direct proximity to Denver International Airport.

BUSINESS CLIMATE

The 1,182-square-mile county is located in the northeast quadrant of Metro Denver and runs 71 miles east from Sheridan Boulevard into the plains. Adams County offers a diverse business and industry base with 34 major business parks ranging from 100 to 5,400 acres to accommodate current and future business expansions and relocations to the area, various transportation options including UPRR and BNSF rail service, major residential growth, and recreational opportunities throughout the area.

The advanced manufacturing, aviation and aerospace, energy, life science, and logistics industries have a strong presence in Adams County and serve as the foundation for future growth in employment opportunities, business relocations and expansions, and investments in the tax base. In addition, the state of Colorado is seeking a spaceport designation at Front Range Airport in Adams County. Spaceport Colorado would offer a horizontal launch site that would facilitate space tourism, unmanned spacecraft, and, eventually, global point-to-point travel.

BRIGHTON SCHOOL DISTRICT NO. 27J

- Brighton High School
- Overland Trail Middle School
- Northeast Elementary School

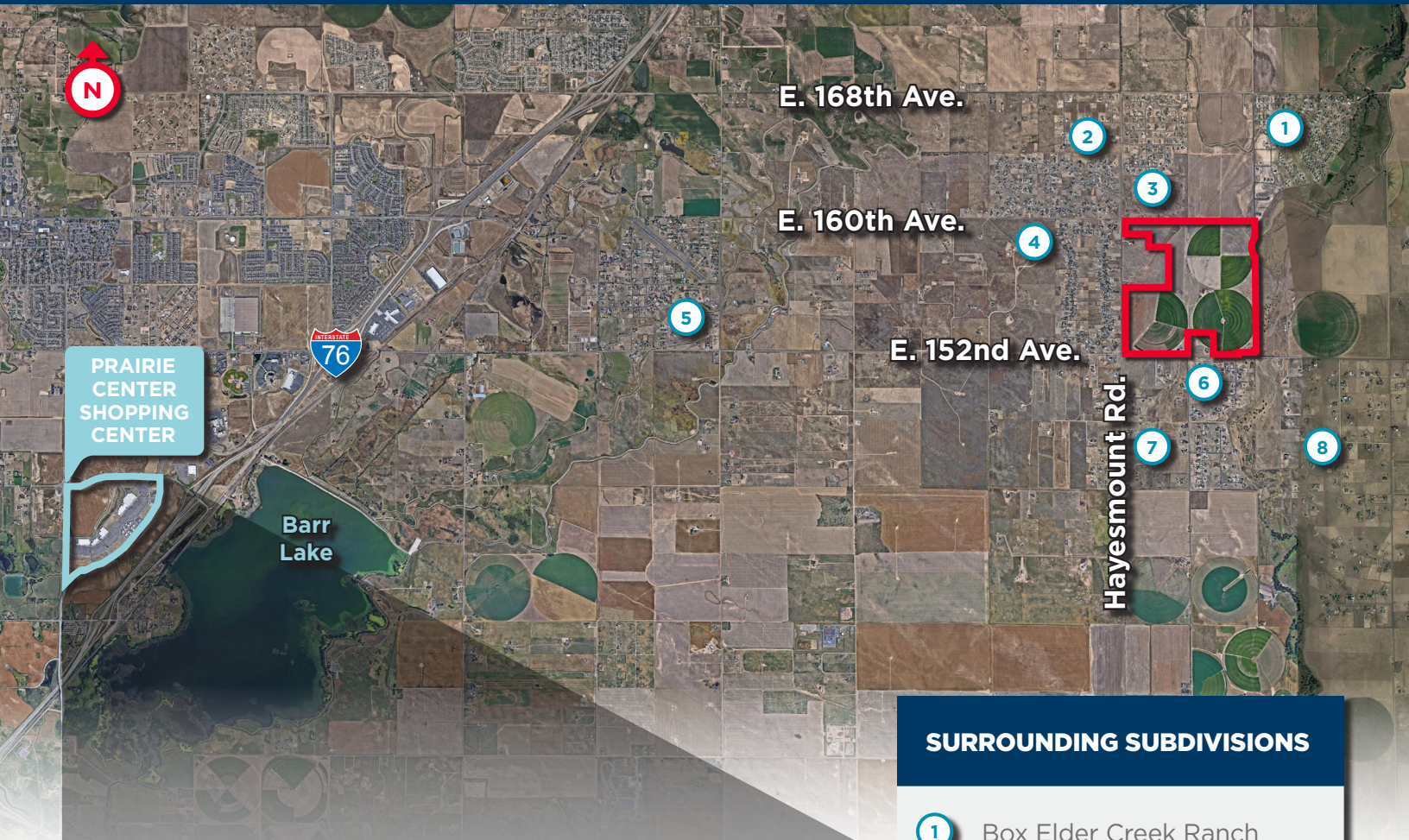
ADAMS COUNTY MAJOR EMPLOYERS

- Avaya
- Ascent Solar Technologies
- DigitalGlobe
- Niagara Bottling
- Transwest



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cushmanwakefield.com



SURROUNDING SUBDIVISIONS

- ① Box Elder Creek Ranch
- ② Hayesmount Estates
- ③ Country Club Ranchettes Future Development
- ④ Ridgeview Estates Future Development
- ⑤ Green Estates
- ⑥ Box Elder Estates
- ⑦ Valley View Estates
- ⑧ Heritage Heights



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DRIVE-TIMES MAP



For more information, please contact:

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