OFFERING MEMORANDUM

162+ ACRES OF PRIME INVESTMENT LAND
ADAMS COUNTY, COLORADO

INTRODUCTION

The Thomas Group by LoKation Real Estate is pleased to present this exclusive land investment opportunity—a rare chance to acquire a strategically positioned tract within one of Colorado's most dynamic growth corridors. Specializing in investment-grade land and boutique multifamily assets, The Thomas Group delivers a data-driven, advisory-focused approach that integrates market intelligence, entitlement strategy, and capital positioning to unlock full asset potential. This offering exemplifies our commitment to representing premier land holdings with a balance of current income, long-term appreciation, and development upside, tailored for investors seeking quality, scale, and strategic exposure in the Colorado Front Range market.

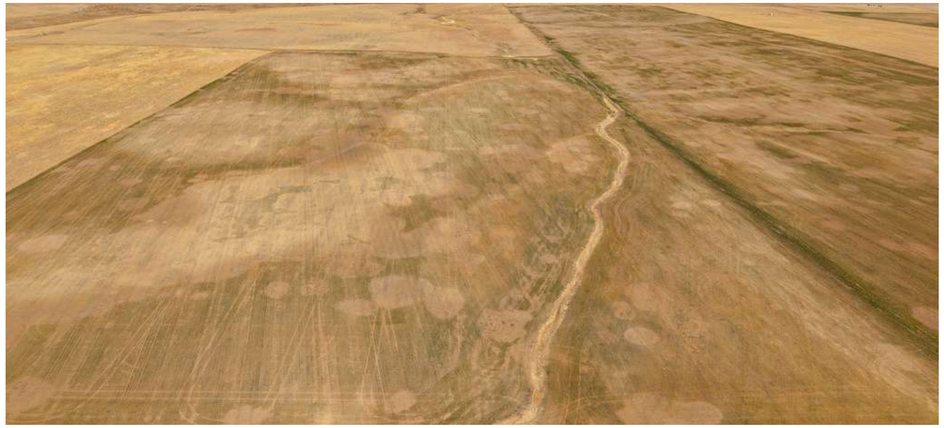
The information contained herein has been obtained from sources deemed reliable; however, The Thomas Group by LoKation Real Estate makes no representations or warranties, expressed or implied, as to the accuracy, completeness, or reliability of the information presented, and advises all prospective purchasers to conduct their own independent due diligence.

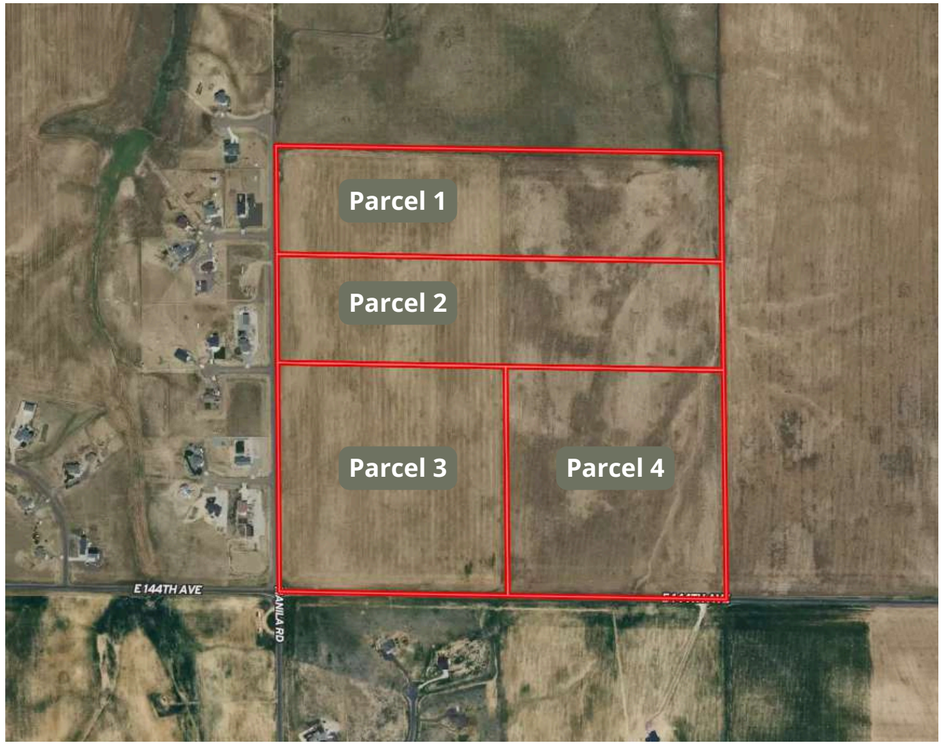
PORTFOLIO OVERVIEW

162+ ACRES | ADAMS COUNTY, CO

An exceptional opportunity to acquire a fully subdivided 162-acre section comprised of four ±40-acre ranchettes, positioned and prepared for immediate development. Each parcel offers the scale, layout, and access sought by today's rural residential buyers, eliminating entitlement risk and accelerating the path to vertical improvement.

Located within a submarket experiencing steady ranchette and estate-home absorption, the property benefits from favorable topography, county-maintained road frontage, and proximity to utilities—providing a straightforward development framework for custom homes, equestrian estates, or lifestyle acreage. With subdivision already complete, this offering presents a streamlined opportunity to deploy capital into shovel-ready acreage tailored to the sustained demand for low-density rural living within reach of the Denver metro corridor.

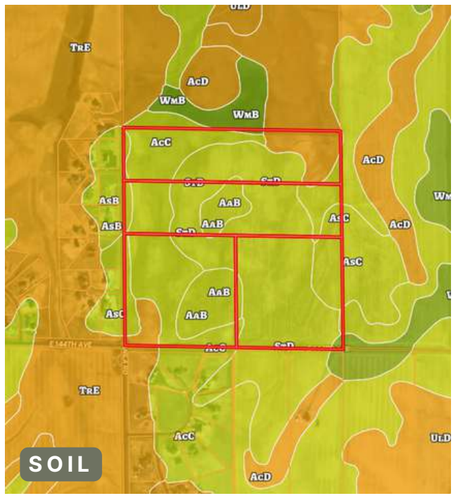


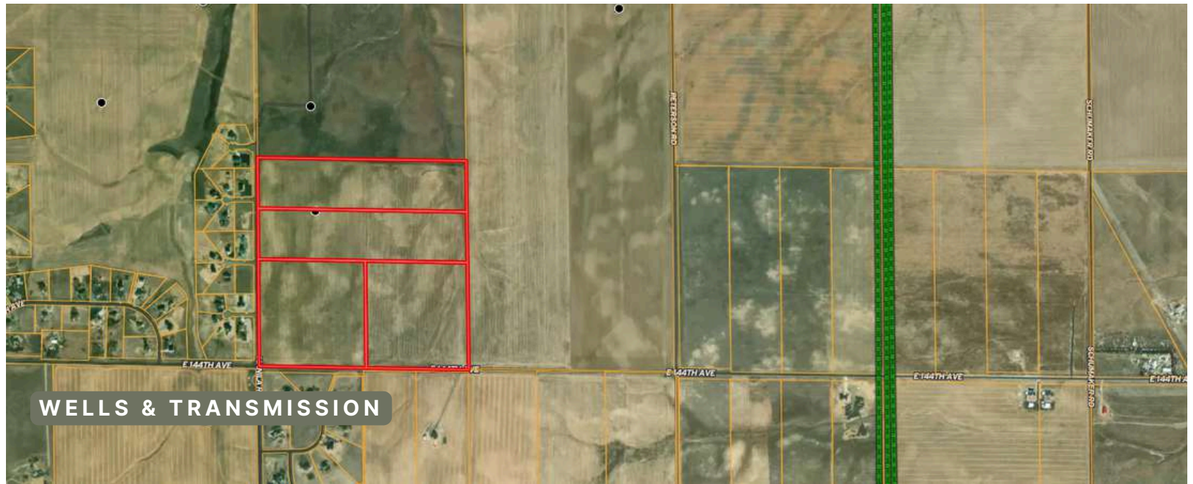


PORTFOLIO SNAPSHOT

Property County	Adams County, Colorado
Parcel (1)	R0201494 / 39.39 Acres
Parcel (2)	R0201495 / 39.44 Acres
Parcel (3)	R0201496 / 42.59 Acres
Parcel (4)	R0201497 / 40.74 Acres
Total Acres	162.16 Acres
Portfolio Price	$2,000,000
Portfolio Price / Acre	$12,333
Individual Section Price	See Next Page
Individual Section Price / Acre	See Next Page

PARCELS OVERVIEW





INVESTMENT HIGHLIGHTS

- 40-acre ranchettes, already subdivided for immediate development, whether personal or investment.
- Palatable grade, without any immediate concerns on slope.
- Wells in the immediate area range from 300 ft - 500 ft in well depth, decreasing up-front capital costs.
- Immediately across the street from multi-million dollar home community.

PARCEL ATTRIBUTES

Parcel (1) Number..... 0156514300001
Acres.....39.39
Zoning Code.....A-3
Sales Price.....$500,000.00

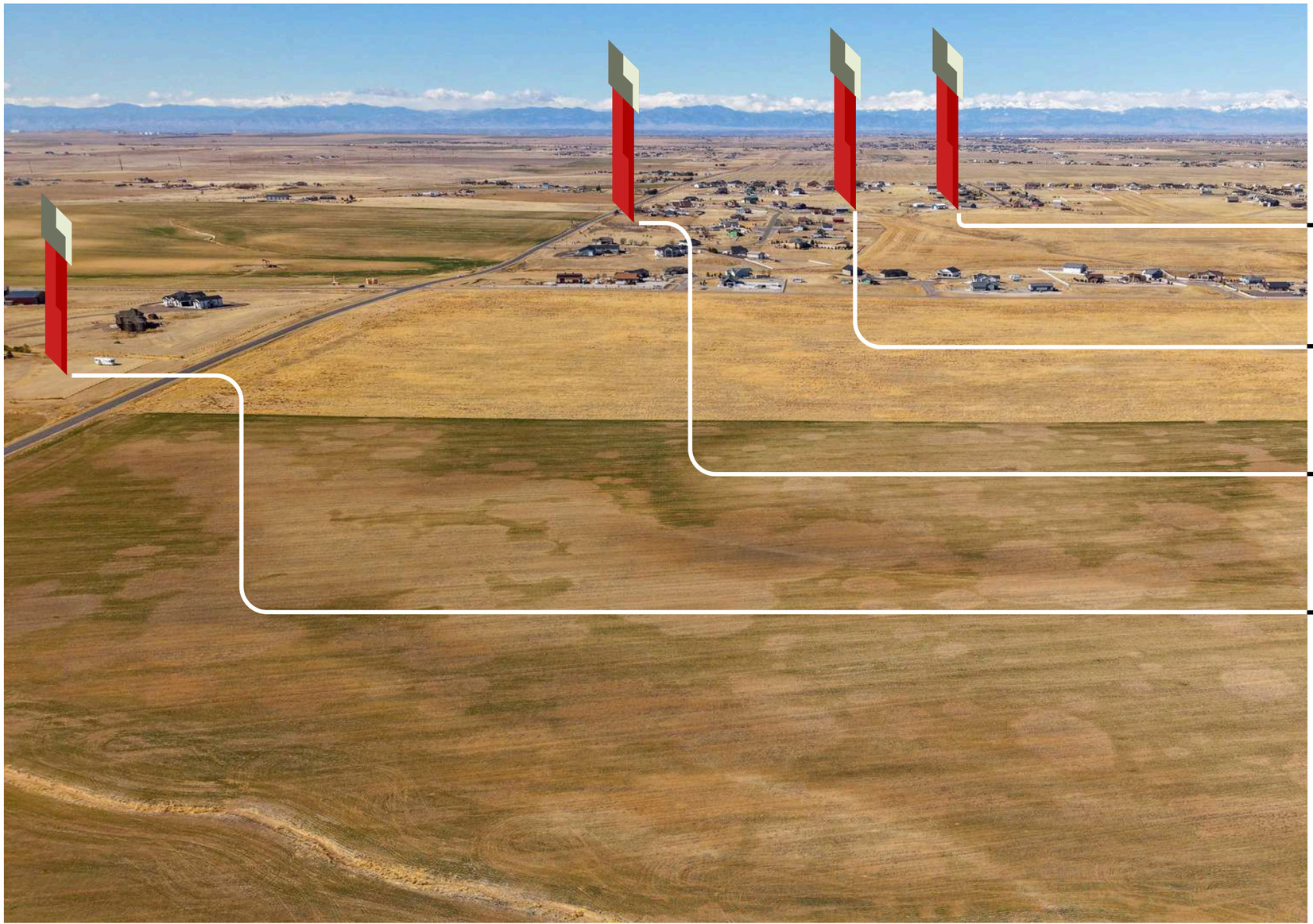
Parcel (2) Number.....0156514300002
Acres.....39.44
Zoning Code.....A-3
Sales Price.....$500,000.00

Parcel (3) Number.....0156514300003
Acres.....42.59
Zoning Code.....A-3
Sales Price.....$550,000.00

Parcel (4) Number..... 0156514300004
Acres.....40.74
Zoning Code.....A-3
Sales Price.....$525,000.00

The 162-acre section is configured into four ±40-acre luxury ranchettes, each offering direct county road frontage and access to nearby power and telecommunications. The parcels are well suited for private well and septic development, consistent with surrounding estate-scale properties, with area well depths typically ranging from approximately 300 feet in the Arapahoe Basin to 1,000+ feet in the Laramie-Fox Hills Basin. With subdivision complete and a clear development framework in place, the property presents a streamlined opportunity for high-end custom residences or equestrian estates designed to meet sustained demand for low-density luxury rural living.

WELLS



Well Permit 88506-F
Aquifers ..... Upper Arapahoe
Well Depth ..... 400 ft

Well Permit 88317-F
Aquifers ..... Upper Arapahoe
Well Depth ..... 390 ft

Well Permit 190917-A
Aquifers ..... Unnamed
Well Depth ..... 400 ft

Well Permit 317124
Aquifers ..... Upper Arapahoe
Well Depth ..... 320 ft

AREA OVERVIEW

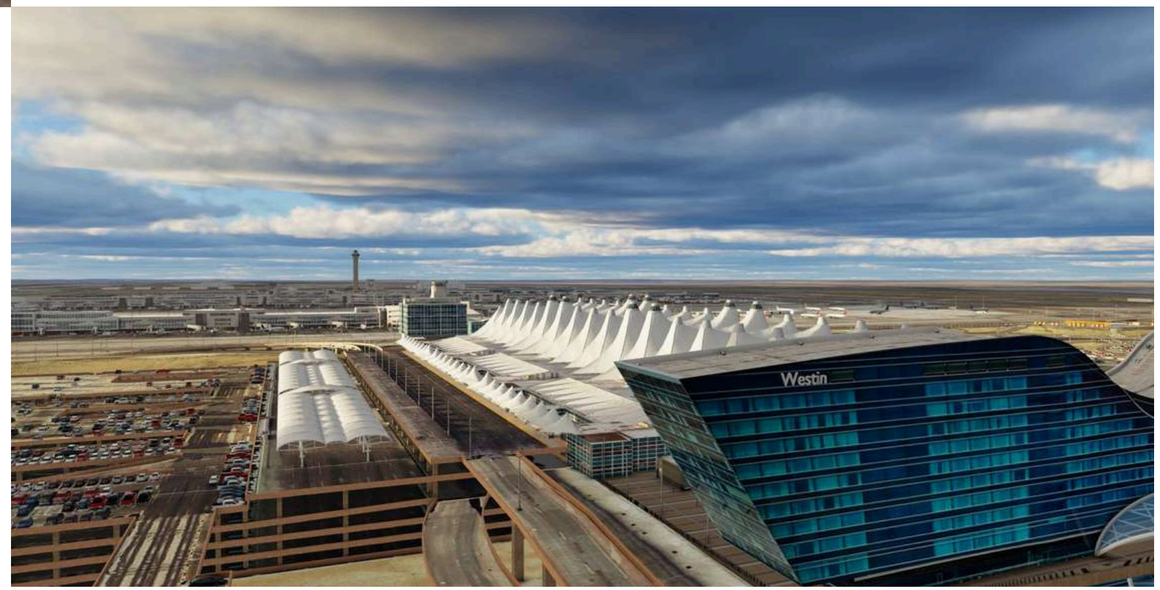
162+ ACRES | ADAMS COUNTY, CO

+22.85%	+7.9%	+4-6%	107	$1.224B
Adams County Population Growth	Adams County Home Median Value	Adams County Farm Median Value	Adams County AG Land Transactions	Adams County AG Land Transactions Volume ($)
15 Year (Est)	2022 - 2023	FY 2024 (Est)	Since 01/2024 20 Acres+ (Est)	Since 01/2024 20 Acres+ (Est)

AREA OVERVIEW

East of Denver International Airport, the Adams County land market is rapidly transforming under “aerotropolis” growth—airport-driven expansion in logistics, residential, and industrial development. The airport’s 39-gate expansion has increased capacity by nearly 30%, fueling long-term employment and infrastructure investment along the I-70 and E-470 corridors. Major projects like the Aerotropolis Parkway interchange and Port Colorado are unlocking new access and development opportunities, while the Colorado Air & Space Port adds an aerospace and advanced manufacturing hub just seven miles from DEN.

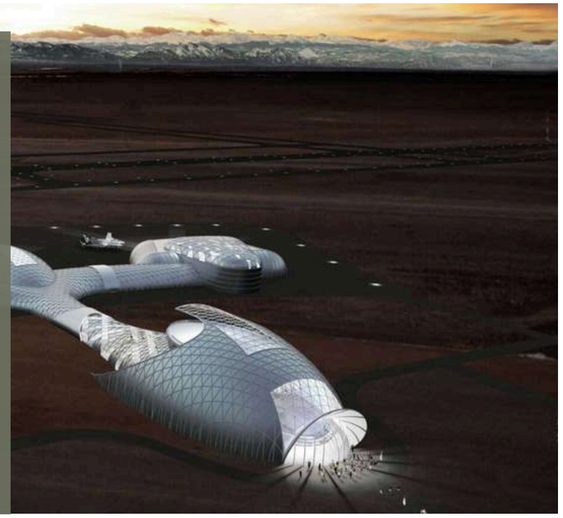
Large-scale master plans such as The Aurora Highlands continue to draw both residential and commercial interest, signaling strong demand for both traditional subdivisions and low-density acreage properties. Altogether, eastern Adams County combines productive farmland with growing optionality for industrial, residential, and ranchette-style development as utilities and absorption expand.



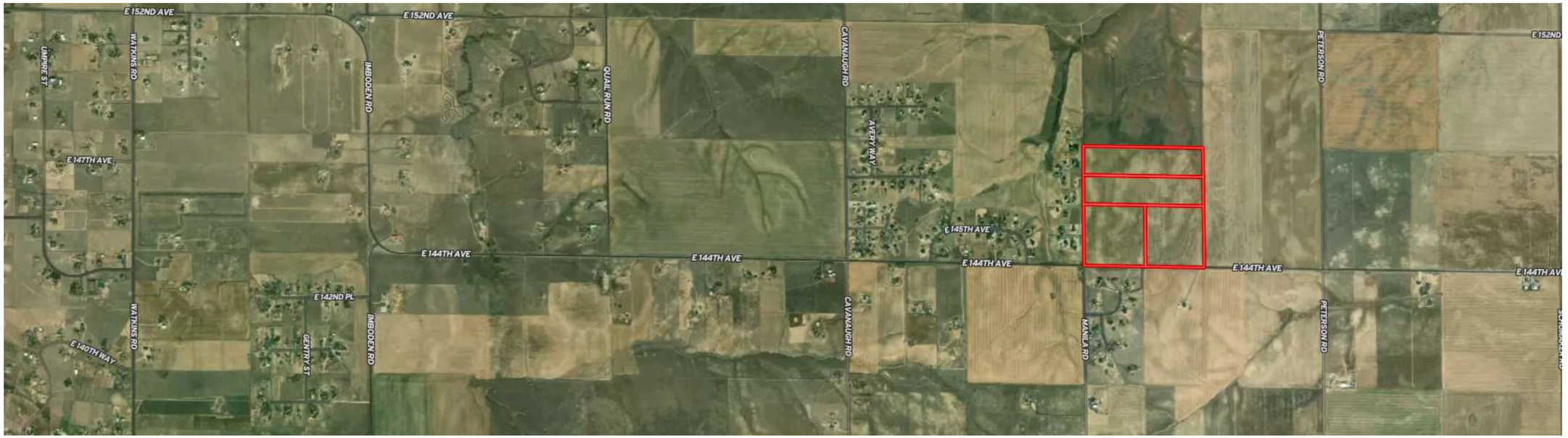
AREA PROXIMITY MAP

The industrial park located just south of DIA—anchored by developments such as HighPoint Logistics Park (125 acres / ~2.2 million sq ft) and the forthcoming King Ranch Industrial Park (~528 acres)—is rapidly emerging as one of the region's premier logistics and manufacturing hubs. HighPoint, situated at E. 64th Avenue and E-470, offers Class A cross-dock, front-park, and rear-load buildings and enjoys access to Opportunity-Zone, Enterprise-Zone and Foreign-Trade-Zone incentives. The King Ranch site, just 2 miles south of the main terminal at DIA, is poised for large-format users in logistics, manufacturing, data and technology services. With immediate access to E-470 and I-70, proximity to airport cargo infrastructure and highly accessible transportation links, this corridor is seeing strong demand and new-build activity that underpins significant value-capture potential.

The Colorado Air and Space Port (CASP), located just seven miles southeast of Denver International Airport in Adams County, Colorado, is rapidly evolving beyond its general-aviation roots into a strategic aerospace and industrial hub. Covering approximately 3,349 acres of airport property and surrounded by an additional 7,000 + acres of master-planned industrial land, CASP features dual 8,000-foot runways, significant development-ready acreage, and direct access to interstate and rail infrastructure — making it uniquely positioned for aviation, aerospace, and advanced manufacturing uses.



Denver International Airport (DIA) covers roughly 34,000 acres (53 square miles), making it one of the largest airport complexes in the United States. In 2024 it served over 82.4 million passengers, generating an estimated $47.2 billion in annual economic impact for the state of Colorado and supporting roughly 244,000 jobs across the region.



SATELLITE IMAGES

ZONING COMPS

162+ ACRES | ADAMS COUNTY, CO

ZONING STRATEGY

The subject property occupies a strong position within the Adams County land and development market, characterized by a convergence of agricultural strength, infrastructure expansion, and residential migration east of Denver International Airport. To maximize exposure and achieve an optimal outcome, it would be our recommendation to seek a higher-density agricultural zoning that allows for residences on smaller plots of land. Options listed below:

Agricultural-3 District (A-3) Current

- The minimum lot size is 35 acres, maintaining the district's agricultural character and minimizing residential density.
- One single-family residence is permitted per lot, along with associated agricultural and equestrian uses.
- Accessory agricultural structures such as barns, storage facilities, and equipment sheds are permitted as part of the principal farming or residential use.
- Conditional uses—including commercial agricultural operations, equestrian facilities, and certain institutional or low-impact commercial activities—may be allowed through a Conditional Use Permit.

Agricultural-2 District (A-2) Rezone

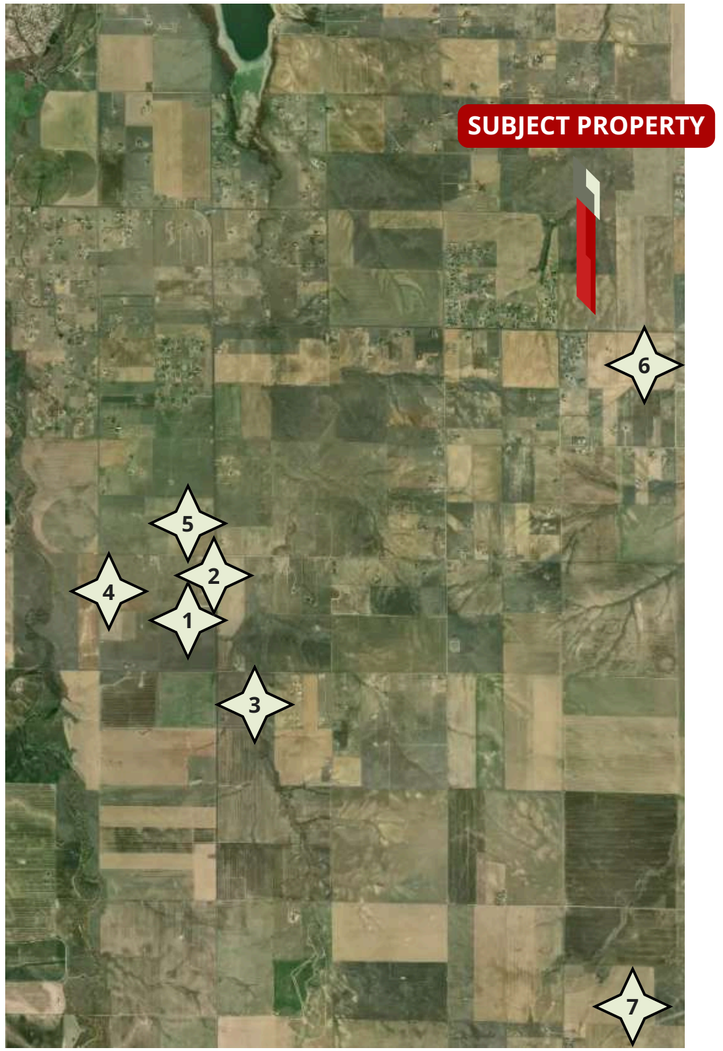
- The minimum lot size is 10 acres, encouraging large-lot rural residential development while maintaining agricultural viability.
- One single-family residence is permitted per lot, along with typical agricultural activities such as cultivation, grazing, and limited livestock keeping.
- Accessory buildings and structures related to residential or agricultural use are permitted without strict lot-coverage limitations, provided they comply with setback and height requirements.

Agricultural-1 District (A-1) Rezone

- The minimum lot area for a homesite varies depending on the availability of public water and sewer or equivalent utilities.
- Limited farming uses, such as cultivation and keeping of small livestock, are permitted for the individual homeowner.
- The minimum floor area for a single-story dwelling is 1,200 square feet.

A-3 SFR
SALE COMPS

	Address	Acres	Sq Ft	Yr Built	Sold Price	Sold Date	$ / SF
1	12450 Imboden Rd, Hudson, CO	35.00	7,166	2025	$1,799,000	Pending	$251
2	12550 Imboden Rd, Hudson, CO	35.01	9,125	2025	$2,050,000	1/23/2026	$225
3	11680 Imboden Rd, Hudson, CO	38.28	4,849	2018	$1,199,000	9/23/2025	$247
4	12450 Watkins Rd, Hudson, CO	35.04	7,533	2020	$2,100,000	6/20/2025	$279
5	12750 Imboden Rd, Hudson, CO	35.03	7,166	2022	$1,725,000	5/9/2025	$241
6	916 E 144th Ave, Hudson, CO	38.83	4,289	2023	$900,000	5/14/2024	$210
7	9251 Schumaker Rd, Bennett, CO	40.00	3,814	2021	$885,000	11/19/2024	$232
	Weighted Averages	36.74	6,277		$1,522,571		**$242**



A-2 / A-1 SFR SALE COMPS

	Address	Acres	Sq Ft	Yr Built	Sold Price	Sold Date	$ / SF
1	39003 E 145th Ave, Keenesburg, CO	2.52	5,140	2024	$1,130,000	10/11/2024	$220
2	39550 E 142nd Ct, Hudson, CO	4.50	7,003	2023	$1,135,000	3/31/2025	$162
3	39110 E 146th Ct, Keenesburg, CO	2.20	4,154	2024	$827,500	4/3/2025	$199
4	39245 E 145th Ct, Keenesburg, CO	1.91	4,166	2021	$758,000	7/26/2024	$182
5	39100 E 145th Ct, Keenesburg, CO	2.17	5,094	2024	$826,250	4/12/2024	$162
6	14560 Avery Way, Keenesburg, CO	1.00	3,601	2016	$780,000	5/10/2024	$217
7	38040 E 145th Place, Keenesburg, CO	2.05	4,961	2015	$780,000	9/2/2024	$157
	Weighted Averages	2.34	4,874		$890,964		**$182**

FINAL THOUGHTS

162+ ACRES | ADAMS COUNTY, CO

OUR TEAM

Eric Thomas, Lead Associate Broker of The Thomas Group by LoKation Real Estate, began his career in 2016 after earning his Arizona real estate license. He entered the multifamily sector with Marcus & Millichap in Phoenix, becoming the youngest graduate of their training program by five years and securing $4M in apartment listings within his first 30 days.

Following his success, Eric helped launch and scale the multifamily division at Taylor Street Real Estate, managing agents and closing more than $30M in private capital apartment sales. He later founded Terex Investment Services, a renewable energy origination and brokerage platform acquired by EOS Land Holdings, where he served as Managing Director of Acquisitions & Investments, overseeing negotiations, capital deployment, and over $50M in land option contracts.

ERIC D. THOMAS

After fulfilling EOS's investment mandates, Eric launched The Thomas Group by LoKation Real Estate and TTG Lending by Morty Inc., combining brokerage and lending to deliver integrated advisory solutions across commercial, land, and multifamily assets. He is licensed in Colorado, Texas, Arizona, Utah, and New Mexico.

Eric studied Political Science and Philosophy at Arizona State University, earning a Minor Certificate in Business Analytics Data.

CO IA License: 100109810
NMLS License: 2750798

O: (720) 586-4705

M: (720) 383-0243

eric@ttgrealestate.co

7200 S Alton Way B-120, Centennial, CO

THANK YOU

Please contact Eric with any further questions - we look forward to the prospect of working with you.