

229.75 ACRES PRIME COMMERCIAL &amp; INDUSTRIAL PROPERTY SE CORNER OF I-70 &amp; MANILA ROAD



**ADDRESS:** The Property is located on the SE corner I-70 and Manila Road. The NW corner of the Property lies directly East of Circle K located at 1495 Manila Road Bennett CO 80102 extending East on I-70 2,500+/- feet and South on Manila Road 3,700 +/- feet, Google Maps link [https://maps.app.goo.gl/NzHCaHPtK46VZPLp7?g\\_st=im](https://maps.app.goo.gl/NzHCaHPtK46VZPLp7?g_st=im)

**ACREAGE:** 229.75 acres per a PIN survey of the Property. Arapahoe County Parcel Number: 1979-00-0-00-116.

**PRICE:** \$11,500.000 or \$50,000.00 per acre.

**ATTRIBUTES:** This is a large Property located off a major intersection on a major highway entering a major city.

**ZONING:** The Property is currently zoned A-1 Agricultural but lies within the Arapahoe County Comprehensive Plan Urban Reserve Tier 1 District to be used for future development at an urban density if provided with a full range of urban services and facilities. The West half of the Property lies under the Colorado Air & Space Port (CASP) Airport Influence Zone (AIZ) Restriction Area #1 whereby limited commercial and industrial are allowed due to the North South runway lying North of the Property 1.75 miles. Limited commercial development are defined as uses that don't have large gatherings of people such as movie theaters, bowling alleys, etc. NOTE: After preliminary conversations with CASP in conjunction with the FAA, CASP has cited minimal implications and in response has stated "in this case you all are so far away there is little to no impact on the Colorado Air and Space Port".

**WATER:** Upper Arapahoe Water Determination 47180-BD for 46.70 acre feet annual water withdrawal. Seller is applying for determinations in the Denver, Lower Arapahoe and Laramie Fox Hills.

**CURRENT USE:** Property is rented for farming.

**MINERALS:** Minerals have been reserved by previous owners however the reservation is subject to a non-disturbance clause restricting the use of the surface of the Property to develop the minerals.

**TAXES:** 2022 annual property tax was \$561.52

**SCHOOL:** Bennett School District 29J for elementary, middle and high schools.