

# CONNECT<sub>470</sub>



**173.1** acres  
**for sale on E-470**

Divisible to **25 Acres** and ideal for Industrial,  
Data Center and Light Manufacturing Uses

SEC of Jewell & E-470





# Site Highlights

- Site size: **± 173.1 Acres** (Divisible to ± 25 Acres)
- Potential development: **2+ MSF**
- Zoning: Airport District
- County: Arapahoe County
- City: Aurora
- Xcel Transmission System Interconnection
- Request has been submitted for potential data center uses
- Over **4,000** ft of highway frontage along **E-470**
- 50,000 vehicles per day on **E-470**





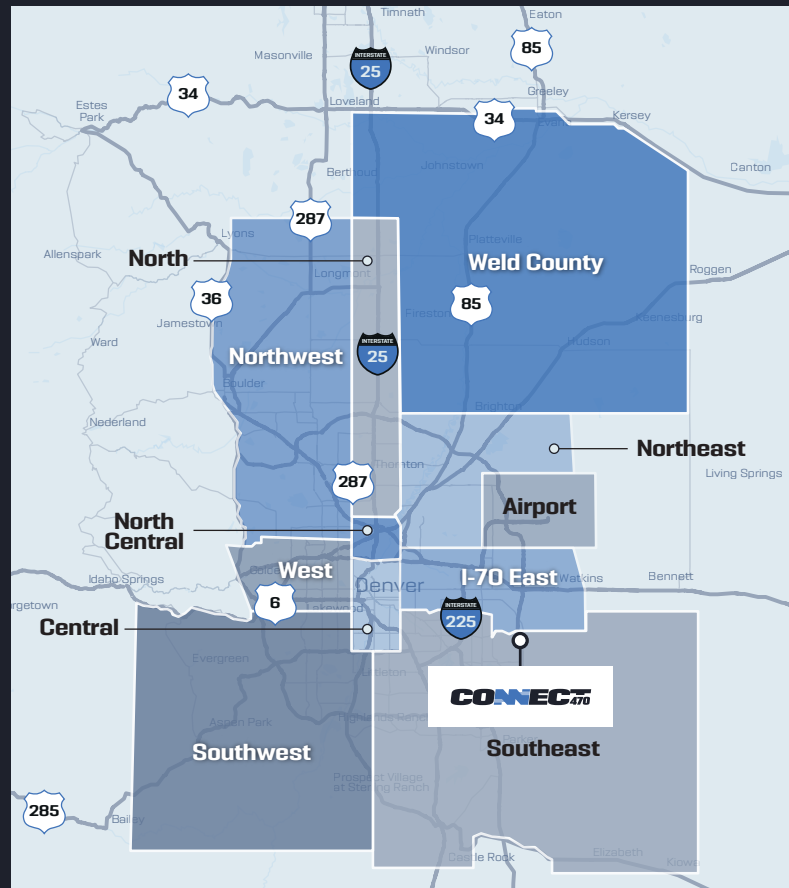
# Infrastructure

Current	In-progress
<ul style="list-style-type: none"> <li>- Existing 24" water main</li> <li>- Xcel 230kV transmission line runs along SEC of site</li> <li>- Multiple options for location of regional storm water detention</li> <li>- Master drainage plan completed and approved</li> </ul>	<ul style="list-style-type: none"> <li>- 18' sanitary main permitted and will commence construction in Q1 2025</li> <li>- Gun Club road improvements</li> <li>- Sewer interceptor under construction</li> <li>- Option for on-site substation to dramatically increase MW capacity</li> </ul>



# Location Highlights

- Situated on the border of the **Southeast** and **I-70/East** submarkets with connectivity throughout the entire **Denver Metro Area**
- Boasts highway frontage with direct access to **E470 and Jewell Avenue**
- Potential for a dedicated exit from **E470**
- Just 20 minutes from the **Denver Tech Center** and 24 minutes from **Downtown Denver**
- Immediate proximity to **Buckley Space Force Space** who contributes over \$2.5 Billion to the local economy
- Less than 10 minutes from **Southlands Mall**, which is the largest mall in Denver
- Neighbors with Denver's top **labor demographics**



**At the crossroads between the Southeast and I-70 East submarkets**

## Drive Times



### I-70:

5.4 miles/  
6 minutes



### DIA:

16.6 miles/  
14 minutes



### Denver Tech Center:

12 miles/  
20 minute



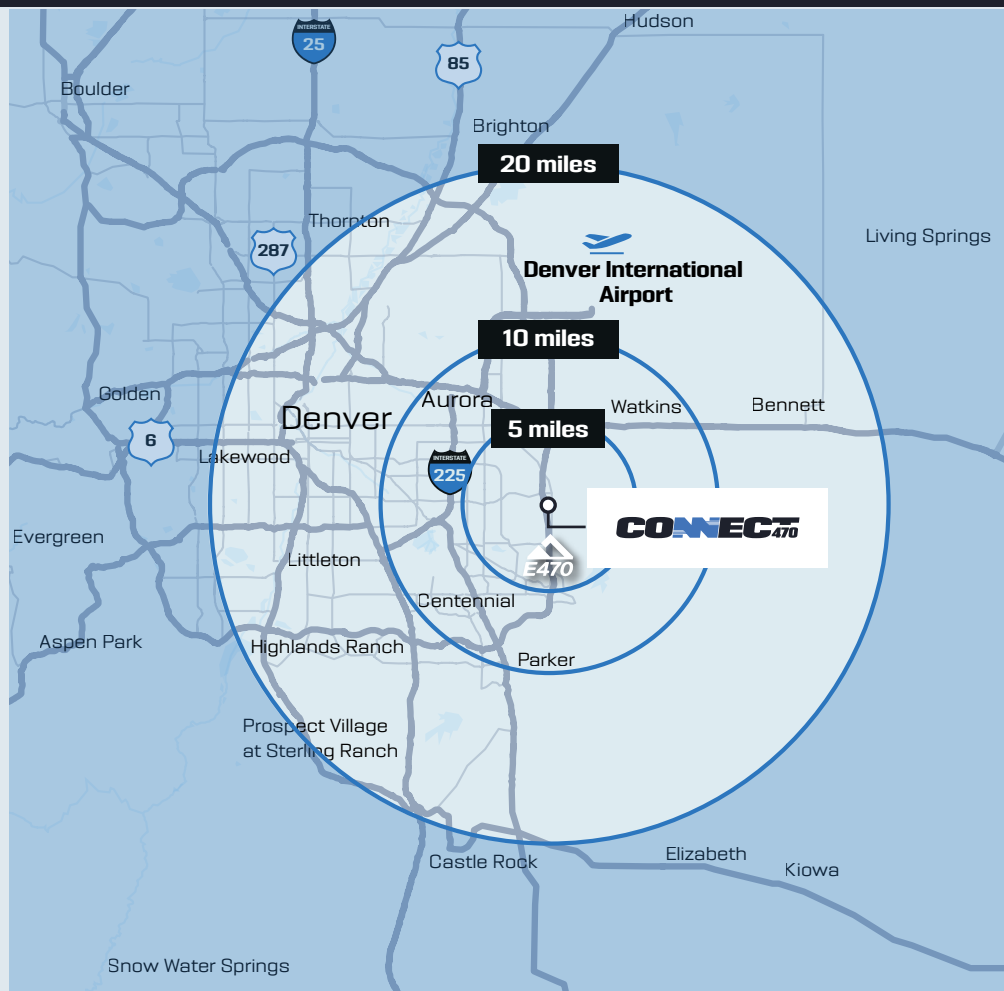
### I-225:

8.8 miles/  
12 minutes



### Downtown Denver:

23 miles/  
24 minutes





# Southwest Aurora Master Planned Communities

## Completed

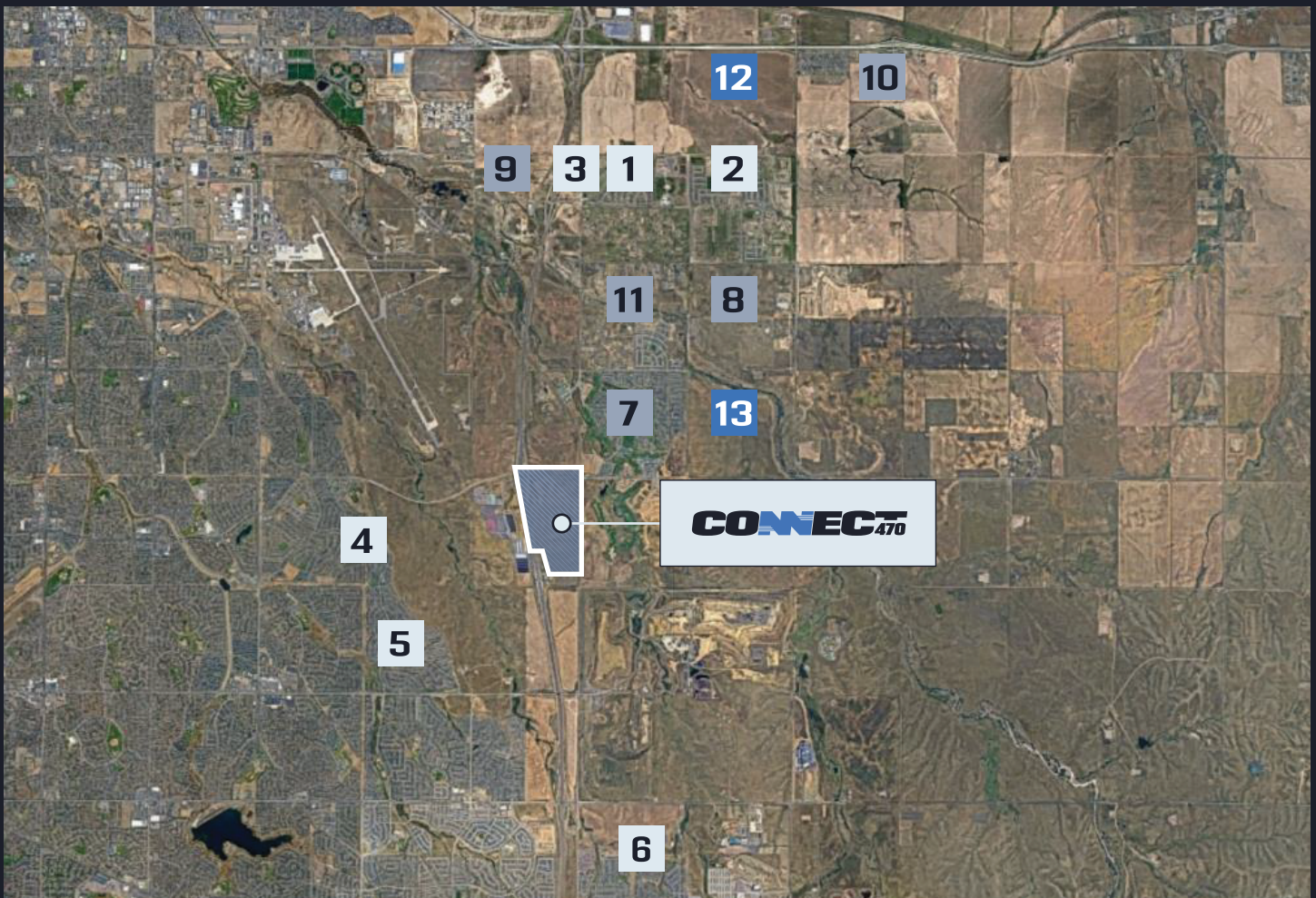
ID	Master Planned Community	Planned Units	Units Completed	% Completed
1.	Traditions	1,064	1064	100.0%
2.	Adonea	1,090	1,090	100.0%
3.	Cross Creek	1,070	1,070	100.0%
4.	Seven Hills	2,236	2,236	100.0%
5.	East Quincy Highlands II	573	573	100.0%
6.	Tollgate Crossing	1,613	1613	100.0%

## Under Construction

ID	Master Planned Community	Planned Units	Units Completed	% Completed
7.	Murphy Creek	4,147	1498	36.1%
8.	Harmony (Sandy Creek)	3,675	510	13.9%
9.	Horizon Uptown	3,012	86	2.9%
10.	Sky Ranch	3,500	530	15.1%
11.	Waterstone	725	235	32.4%

## Long Term Planning

ID	Master Planned Community	Planned Units	Units Completed	% Completed
12.	Sun Meadows	1,350	0	0.0%
13.	Eastern Hills	15,955	0	0.0%





# Area Demographics

## Arapahoe County, CO

Population	672,666 (2024)
Population Growth Rate	1.01% annual growth rate
Median Age	37
Average Household Income	\$138,737
Median Household Income	\$97,738

## Douglas County, CO

Population	393,715 (2024)
Population Growth Rate	1.66% annual growth rate
Median Age	39
Average Household Income	\$183,603
Median Household Income	\$145,412

Source: Esri, U.S. Census Bureau





## Immediate Proximity to Denver Tech Center

- ## ► Six Fortune 500 Companies

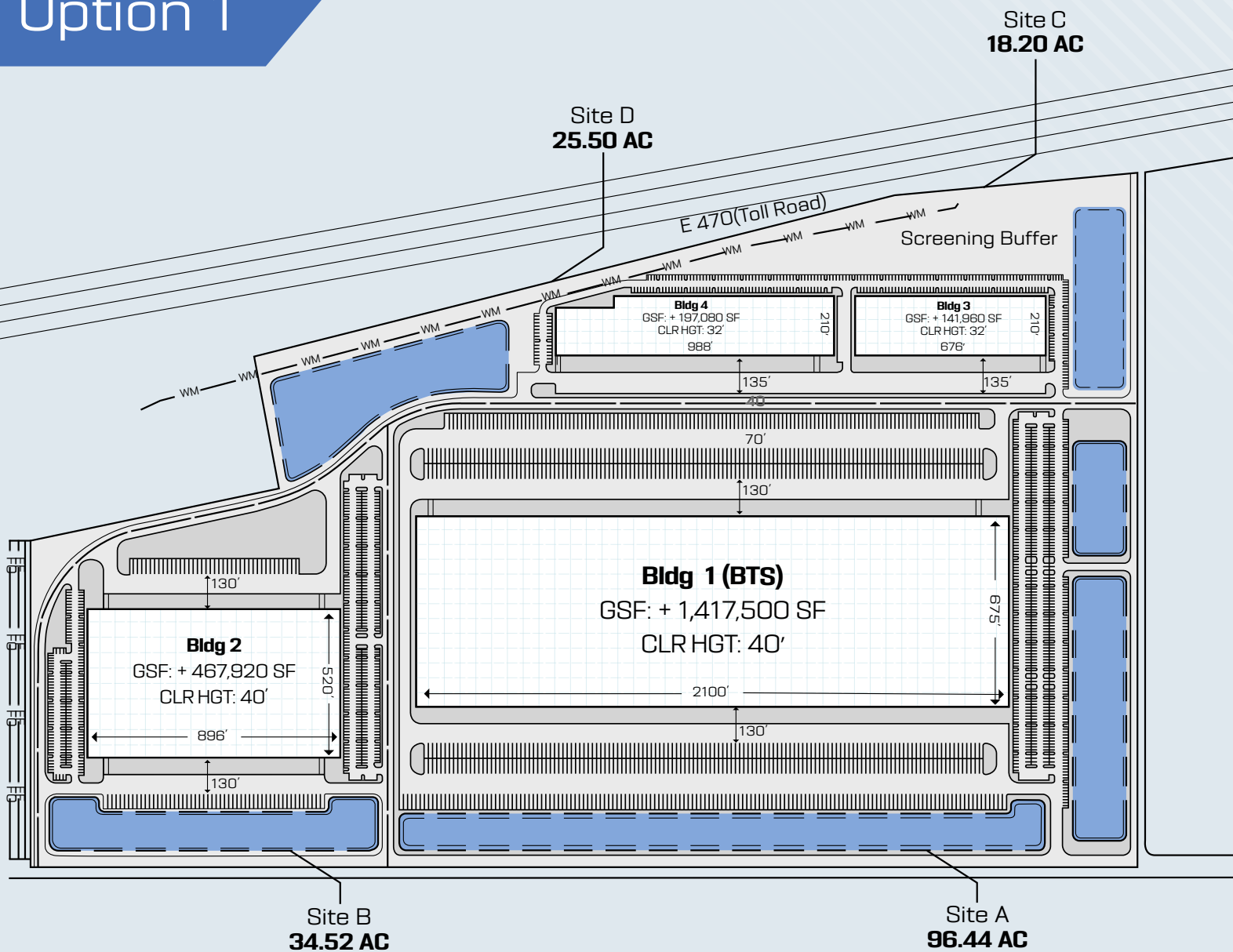
Busiest general aviation airport

Largest office submarket in Denver totaling **35MSF**



# Potential Site Plans

## Option 1



Monument signage on E-470 allowable in master plan (TBD)



## Site A

Acres	99.44
SF	1,417,500
Car Parking	714
Trailer Parking	997

## Site B

Acres	34.52
SF	465,920
Car Parking	606
Trailer Parking	115

## Site C

Acres	18.20
SF	141,960
Car Parking	205

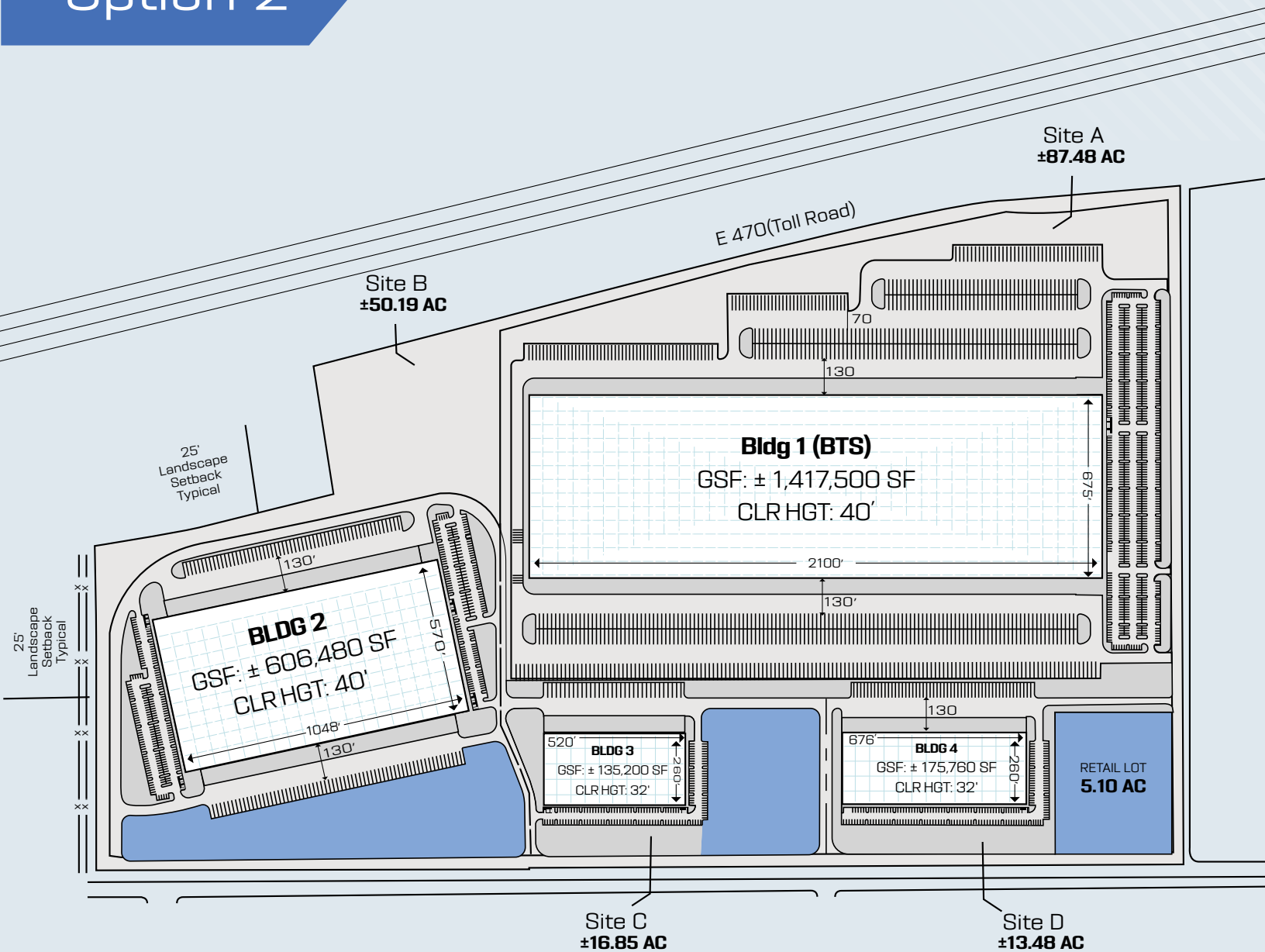
## Site D

Acres	25.50
SF	197,080
Car Parking	206

**2,222,460** Total SF

# Potential Site Plans

## Option 2



Monument signage on E-470 allowable in master plan (TBD)



## Site A

Acres	87,48
SF	1,417,500
Car Parking	710
Trailer Parking	965

## Site B

Acres	50.19
SF	606,480
Car Parking	411
Trailer Parking	147

## Site C

Acres	16.85
SF	135,200
Car Parking	165
Trailer Parking	43

## Site D

Acres	13.48
SF	175,760
Car Parking	196
Trailer Parking	56

**2,334,940** Total SF



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