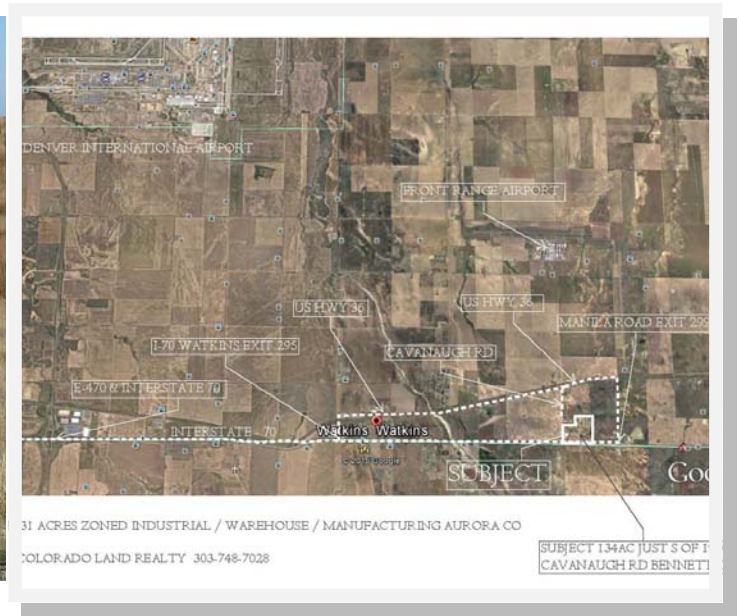


134.31+/- ACRE DEVELOPMENT PROPERTY I-70 CORRIDOR (PRINT MAP FOR CLARITY)



- ADDRESS: Approximately 1950 Cavanaugh Road, Bennett CO 80102. Adams County.
- LOCATION: From E-470 & I-70 go 10 miles East on I-70 and take Exit 299 at Manila Road then North 1 mile to US Hwy 36 then West 1 mile to Cavanaugh Road then South 1/2 mile to the NW corner of the Property. See map for alternative route through the town of Watkins.
- LEGAL: The SW 1/4 of Section 34, Township 3 South, Range 64 West of the 6th PM except parcel in the NW corner. County of Adams.
- ACREAGE: 134.312+/- Acres per the Adams County Assessor.
- PRICE: \$500,000.00 cash at closing. No seller financing.
- WATER: Water rights are currently being researched.
- MINERALS: Property to include owner's mineral rights, if any, pertaining to the Property.
- ZONING: Property has been annexed to the City of Aurora and lies in the Northeastern Plains Zoning District and Front Range Airport Sub-district for transportation related development such as industrial, manufacturing and warehousing. All development will be considered by review except residential, retail and office.
- TAXES: 2016 property taxes are approximately \$458.32.
- NOTE: The information contained herein has been obtained from reliable sources but, is not guaranteed by Seller or Broker. This offer is subject to error, change, prior sale or withdrawal. Broker is a Transaction (neutral) Broker not a Seller's agent.