

FOR SALE



BUELL



4th & Sable / 201-394 N. Dearborn Way, Aurora, Colorado

ROCHE FORE | (303) 320-6929 Ext. 230 or roche@buellco.com

BUELL & COMPANY | 50 South Steele Street, Suite 1000 | Denver, Colorado | 80209

# PROPERTY SUMMARY



**BUELL**

Buell & Company is pleased to present to qualified developers the opportunity to purchase approximately +/- 7.46 Acres (+/- 324,988 Sqft.) located on the southeast corner of 4th Avenue & N. Sable Boulevard in Aurora , Colorado.

## SITE INFORMATION

- Location: 4th Avenue & N. Sable Boulevard
- City: City of Aurora
- County: Arapahoe County
- Size Acres: +/- 7.46 Acres
- Size Sqft.: +/- 324,988 Sqft.
- Condition: Vacant Land
- Zoning: TOD General Sub-District (Transit-Oriented Dev. District)
- Utilities: Adjacent to Site
- Price: \$4,874,820.00
- PPSF: \$15.00 PSF

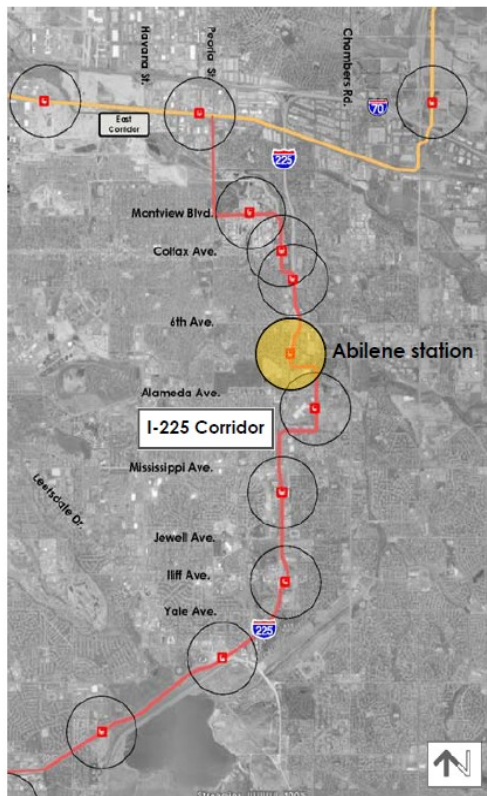
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## Abilene Station Area Plan

A Framework for Transit-Oriented Development



City of Aurora  
September, 2009



Figure 2. Existing Conditions Map

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Aurora is located about 10 miles east of the capital city of Denver in the state of Colorado and shares its names with at least 20 other cities and towns throughout the United States. Its proximity to the well-known mountain range earned the city the nickname "Gateway to the Rockies" and parts of Aurora are situated more than 5,400 miles above sea level. It has no defined urban core or business district; however, it boasts a robust business directory and a healthy economy. The total land mass of Aurora is a little more than 142 square miles and the official borders of the city straddle three separate counties -- Adams County, Arapahoe County and Douglas County.

### Amenities & Attractions:

Closest city to Colorado's Denver International Airport, which is about a 15-minute drive from the center of Aurora. Two public reservoirs -- Aurora and Cherry Creek reservoirs -- providing boating, sailing, fishing, swimming, bicycling and picnicking opportunities.

- Eighty parks and seven public golf courses maintained by the Parks and Open Space Department.
- More than 8,000 recreation programs offered annually by the Library & Recreation Services Department.
- Less than a one-hour drive to the Rocky Mountains.
- Outstanding ethnic dining opportunities with more than 80 ethnic restaurants and markets

### Demographics:

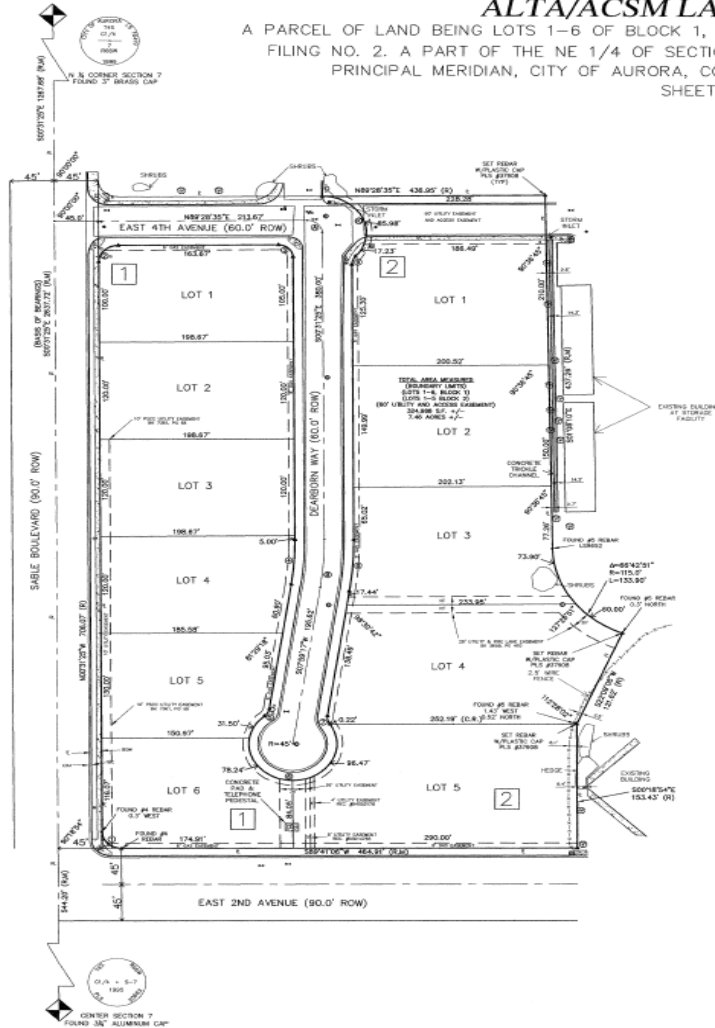
Area	144 Square Miles.
Population	285,000 people
Altitude	5,332 ft above sea level
Median Age	29.5
Median Household Income	\$61,570

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## ALTA/ACSM LAND TITLE SURVEY

A PARCEL OF LAND BEING LOTS 1-6 OF BLOCK 1, LOTS 1-5 BLOCK 2, SABLE OFFICE PARK SUBDIVISION  
 FILING NO. 2. A PART OF THE NE 1/4 OF SECTION 7, TOWNSHIP 4S., RANGE 66 WEST OF THE 6TH  
 PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF ARAPAHOE, STATE OF COLORADO.  
 SHEET 2 OF 2



④	DELTA	RADIUS	LENGTH
A	90°00'00"	15.0'	23.56'
B	08°30'42"	400.00'	59.42'
1	89°47'29"	20.00'	31.34'
2	90°00'00"	20.00'	31.42'
3	90°00'00"	15.00'	23.56'
4	08°30'42"	370.00'	54.97'
5	41°24'35"	15.00'	10.84'
6	26°49'10"	45.00'	206.42'
7	41°24'35"	15.00'	10.84'
B	08°30'42"	430.00'	63.88'
9	41°24'35"	15.00'	10.84'
10	131°24'35"	45.00'	103.21'

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