



# FOR SALE

## FEATURES

Land Size

157 Acres

Zoning

Regional Activity Center

Water/Sewer

City of Aurora

Uses

Retail, Office/R&D,  
Light Industrial, Multi-family



## PREMIER DEVELOPMENT SITE 157 ACRES MIXED USE LAND E-470 & 6th Parkway, Aurora, CO

Aurora One is a strategically located, mixed-use development parcel in the City of Aurora. Located along E-470, and straddling the fully-developed 6th Parkway interchange, Aurora One will attract a variety of commercial and retail uses, with the benefit of residential, if desired.

With completion of the 47-mile E-470 loop, the landscape of eastern Metro Denver has changed dramatically. It will change even more as Lend Lease Communities' Horizon Uptown project becomes a reality. Projections call for 92,000 new homes to be built along the E-470 corridor over the next 25 years, making this the dominant residential market in Metro Denver. This growth will provide the necessary economic base for retail and office development to thrive.

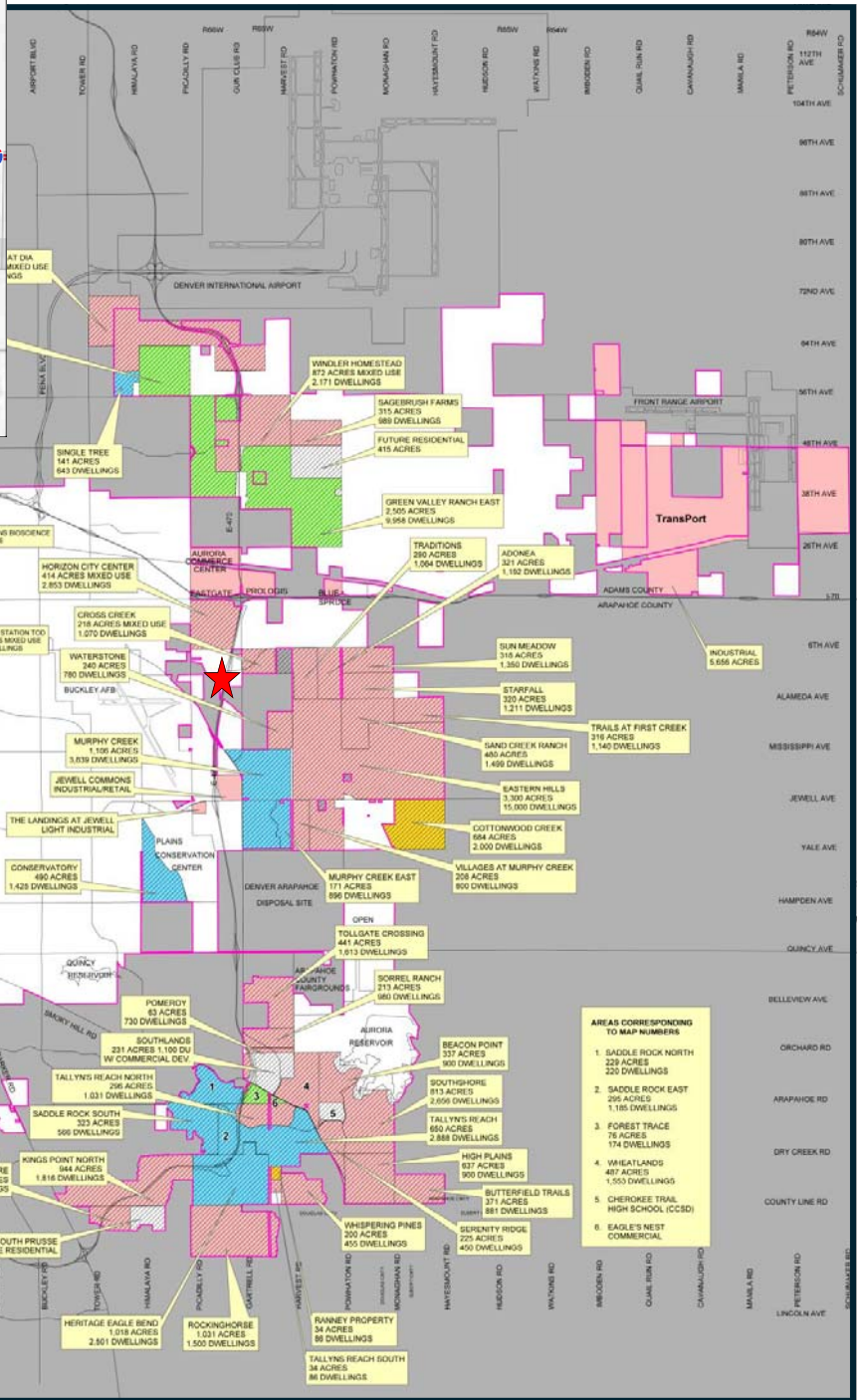
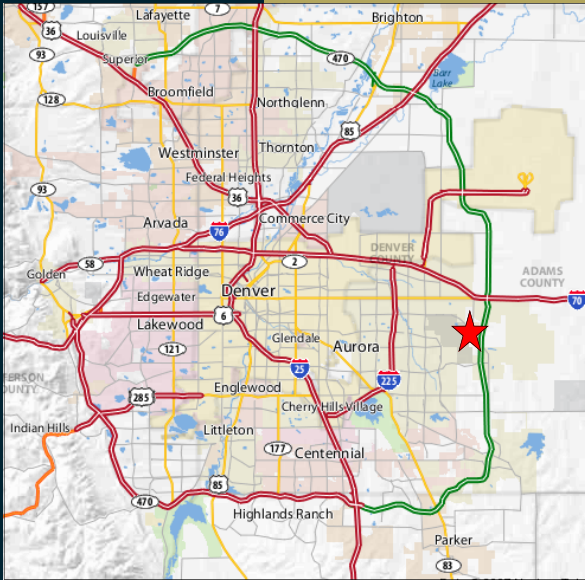
Due to its proximity to ongoing and new development and Denver International Airport along with great visibility and easy accessibility, Aurora One is positioned to become a regional employment and commercial destination.



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