



OFFERING MEMORANDUM

480 ACRES OF PRIME INVESTMENT LAND
ADAMS COUNTY, COLORADO



INTRODUCTION

The Thomas Group by LoKation Real Estate is pleased to present this exclusive land investment opportunity—a rare chance to acquire a strategically positioned tract within one of Colorado’s most dynamic growth corridors. Specializing in investment-grade land and boutique multifamily assets, The Thomas Group delivers a data-driven, advisory-focused approach that integrates market intelligence, entitlement strategy, and capital positioning to unlock full asset potential. This offering exemplifies our commitment to representing premier land holdings with a balance of current income, long-term appreciation, and development upside, tailored for investors seeking quality, scale, and strategic exposure in the Colorado Front Range market.

The information contained herein has been obtained from sources deemed reliable; however, The Thomas Group by LoKation Real Estate makes no representations or warranties, expressed or implied, as to the accuracy, completeness, or reliability of the information presented, and advises all prospective purchasers to conduct their own independent due diligence.

PORTFOLIO OVERVIEW

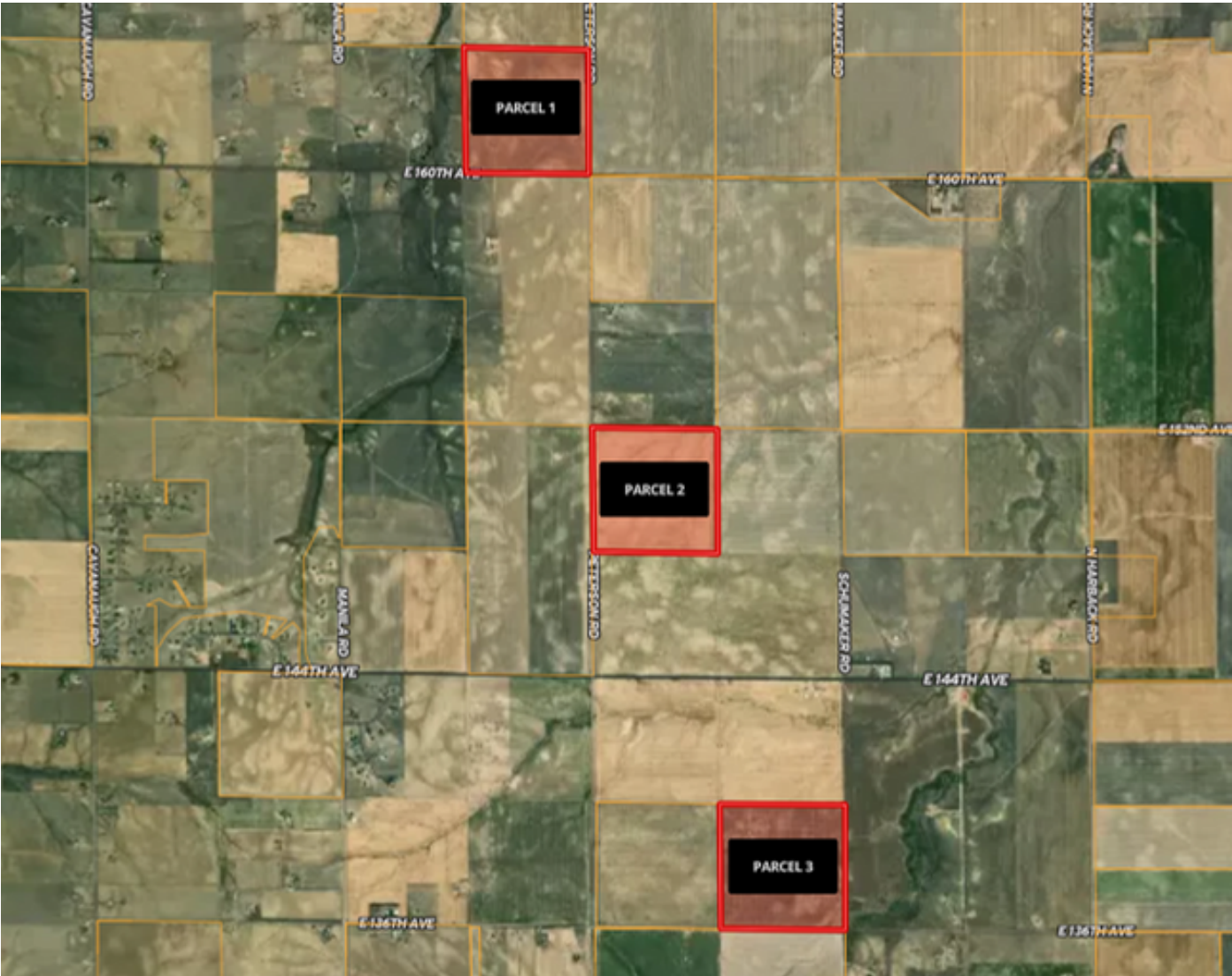
480 ACRES | ADAMS COUNTY, CO





An exceptional opportunity to acquire up to 480 acres of top-performing farmland in the heart of Adams County. Available individually or as a portfolio, each 160-acre tract combines above-average agricultural productivity with compelling long-term development potential.

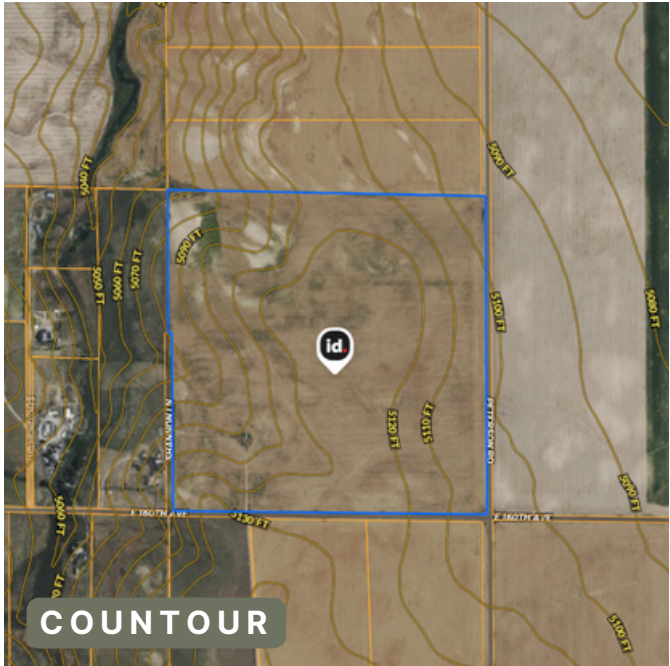
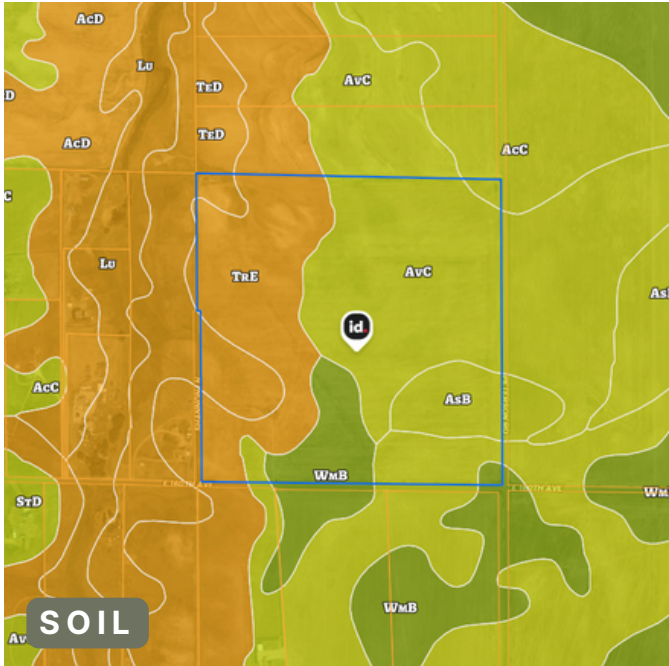
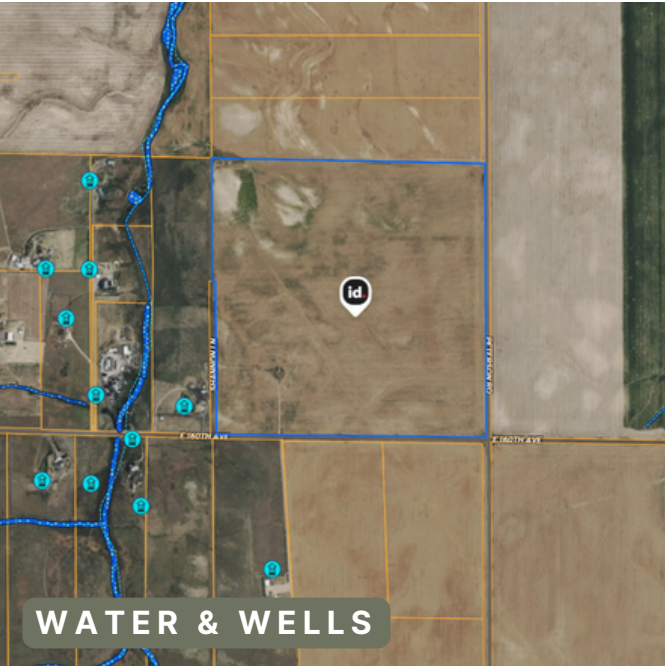
Positioned within an area experiencing steady residential expansion, these parcels present a rare dual-track investment: continued agricultural income today and subdividable value tomorrow. Favorable topography, county-maintained road frontage, and proximity to utilities create a clear path for future subdivision into 20- to 40-acre ranchette-style homesites, catering to the growing demand for low-density rural residential living near the Denver metro corridor.



PORTFOLIO SNAPSHOT

Property County	Adams County, Colorado
Parcel (1)	R0000639 / 160 Acres
Parcel (2)	R0000665 / 160 Acres
Parcel (3)	R0000718 / 160 Acres
Total Acres	480 Acres
Portfolio Price	\$2,700,000
Portfolio Price / Acre	\$5,625
Individual Section Price	\$944,000
Individual Section Price / Acre	\$5,900

PARCEL 1



INVESTMENT HIGHLIGHTS

- High-yield farmland outperforming county averages.
- Excellent access & gentle topography conducive to subdivision.
- Ideal for long-term hold, farm income, and phased ranchette development.
- Strong demand corridor for 20–40 acre residential parcels.

PROPERTY ATTRIBUTES

Tax ID..... R0000639
Parcel Number.....0156500000003

Property County..... Adams
Acres160.00
Land Type..... Agricultural
Land Use Vacant AG
Zoning Code.....A-3

Legal Description: SECT,TWN,RNG:2-1-64 DESC: SE4 160A

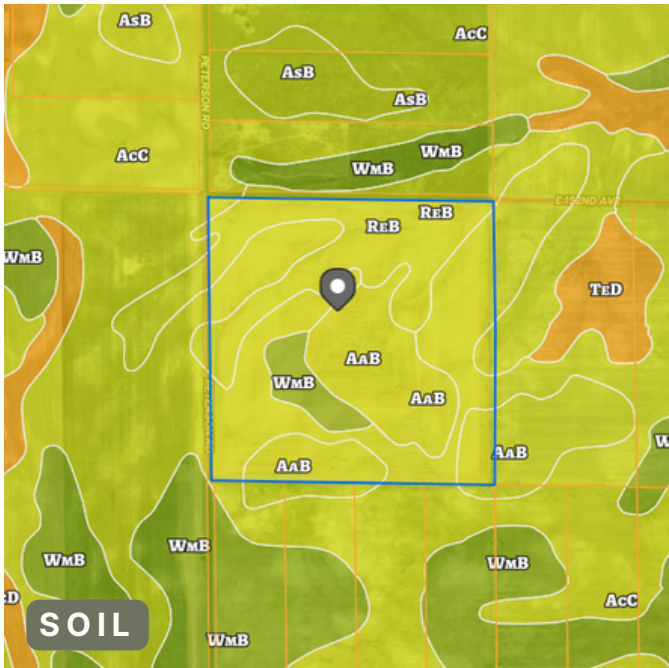




P1 PHOTOS

- Existing central stairwell with front door access, allowing for tenant access if converted.
- Strong fixtures, electrical in great shape, windows, window shades, lights, so forth and so on.
- Minimal to no paint damage, white base allows for easy conversions.

PARCEL 2



INVESTMENT HIGHLIGHTS

- High-yield farmland outperforming county averages.
- Excellent access & gentle topography conducive to subdivision.
- Ideal for long-term hold, farm income, and phased ranchette development.
- Strong demand corridor for 20–40 acre residential parcels.

PROPERTY ATTRIBUTES

Tax ID.....	R0000665
Parcel Number.....	0156500000043
Property County.....	Adams
Acres	160.00
Land Type.....	Agricultural
Land Use	Vacant AG
Zoning Code.....	A-3

Legal Description: SECT,TWN,RNG:13-1-64 DESC: NW4 160A

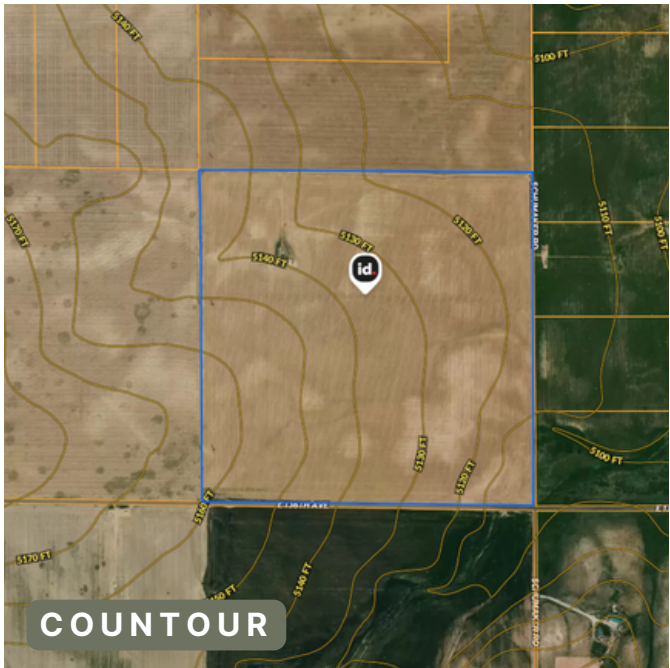
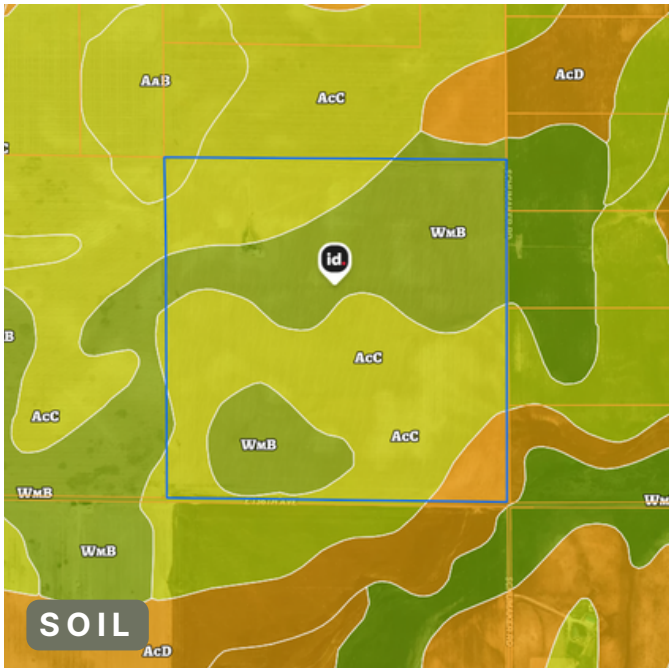




P2 PHOTOS

- Existing central stairwell with front door access, allowing for tenant access if converted.
- Strong fixtures, electrical in great shape, windows, window shades, lights, so forth and so on.
- Minimal to no paint damage, white base allows for easy conversions.

PARCEL 3



INVESTMENT HIGHLIGHTS

- High-yield farmland outperforming county averages.
- Excellent access & gentle topography conducive to subdivision.
- Ideal for long-term hold, farm income, and phased ranchette development.
- Strong demand corridor for 20–40 acre residential parcels.

PROPERTY ATTRIBUTES

Tax ID.....	R0000718
Parcel Number.....	0156500000131
Property County.....	Adams
Acres	160.00
Land Type.....	Agricultural
Land Use	Vacant AG
Zoning Code.....	A-3

Legal Description: SECT,TWN,RNG:24-1-64 DESC: UND 1/2 INT SE4 160A



P3 PHOTOS

- Existing central stairwell with front door access, allowing for tenant access if converted.
- Strong fixtures, electrical in great shape, windows, window shades, lights, so forth and so on.
- Minimal to no paint damage, white base allows for easy conversions.

AREA OVERVIEW

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AREA OVERVIEW

East of Denver International Airport, the Adams County land market is rapidly transforming under “aerotropolis” growth—airport-driven expansion in logistics, residential, and industrial development. The airport’s 39-gate expansion has increased capacity by nearly 30%, fueling long-term employment and infrastructure investment along the I-70 and E-470 corridors. Major projects like the Aerotropolis Parkway interchange and Port Colorado are unlocking new access and development opportunities, while the Colorado Air & Space Port adds an aerospace and advanced manufacturing hub just seven miles from DEN.

Large-scale master plans such as The Aurora Highlands continue to draw both residential and commercial interest, signaling strong demand for both traditional subdivisions and low-density acreage properties. Altogether, eastern Adams County combines productive farmland with growing optionality for industrial, residential, and ranchette-style development as utilities and absorption expand.

+22.85%	+7.9%	+4-6%	107	\$1.224B
Adams County Population Growth	Adams County Home Median Value	Adams County Farm Median Value	Adams County AG Land Transactions	Adams County AG Land Transactions Volume (\$)
15 Year (Est)	2022 - 2023	FY 2024 (Est)	Since 01/2024 20 Acres+ (Est)	Since 01/2024 20 Acres+ (Est)



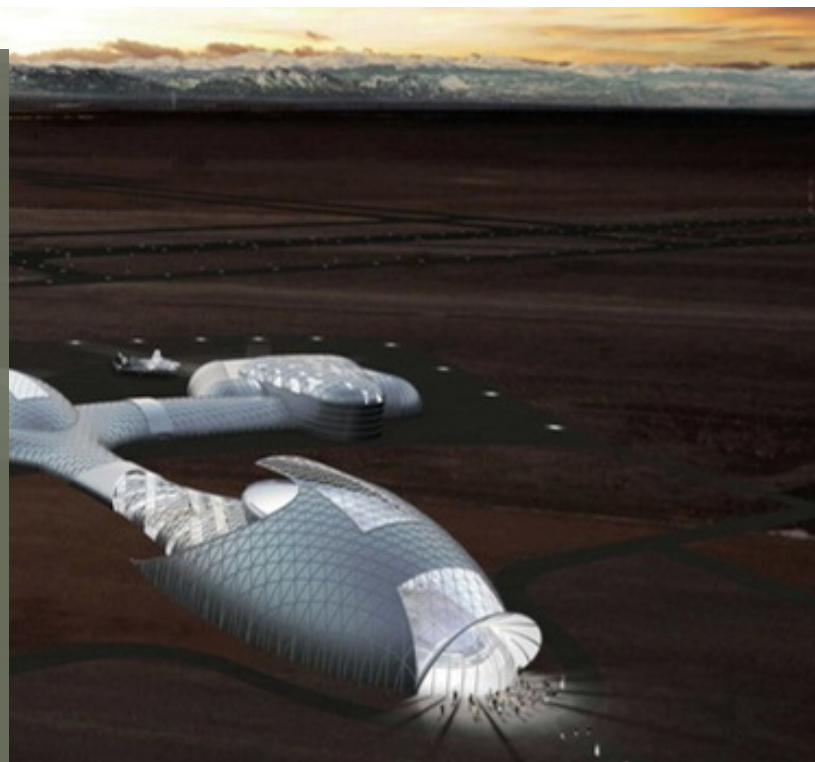


AREA PROXIMITY MAP

The industrial park located just south of DIA—anchored by developments such as HighPoint Logistics Park (125 acres / ~2.2 million sq ft) and the forthcoming King Ranch Industrial Park (~528 acres)—is rapidly emerging as one of the region’s premier logistics and manufacturing hubs. HighPoint, situated at E. 64th Avenue and E-470, offers Class A cross-dock, front-park, and rear-load buildings and enjoys access to Opportunity-Zone, Enterprise-Zone and Foreign-Trade-Zone incentives. The King Ranch site, just 2 miles south of the main terminal at DIA, is poised for large-format users in logistics, manufacturing, data and technology services. With immediate access to E-470 and I-70, proximity to airport cargo infrastructure and highly accessible transportation links, this corridor is seeing strong demand and new-build activity that underpins significant value-capture potential.



The Colorado Air and Space Port (CASP), located just seven miles southeast of Denver International Airport in Adams County, Colorado, is rapidly evolving beyond its general-aviation roots into a strategic aerospace and industrial hub. Covering approximately 3,349 acres of airport property and surrounded by an additional 7,000 + acres of master-planned industrial land, CASP features dual 8,000-foot runways, significant development-ready acreage, and direct access to interstate and rail infrastructure — making it uniquely positioned for aviation, aerospace, and advanced manufacturing uses.



Denver International Airport (DIA) covers roughly 34,000 acres (53 square miles), making it one of the largest airport complexes in the United States. In 2024 it served over 82.4 million passengers, generating an estimated \$47.2 billion in annual economic impact for the state of Colorado and supporting roughly 244,000 jobs across the region.

ZONING COMPS

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ZONING STRATEGY

The subject property occupies a strong position within the Adams County land and development market, characterized by a convergence of agricultural strength, infrastructure expansion, and residential migration east of Denver International Airport. To maximize exposure and achieve an optimal outcome, The Thomas Group recommends retaining the A-3 designation, or seek a higher-density agricultural zoning that allows for residences on smaller plots of land. Options listed below:

Agricultural-3 District (A-3) Current

- The minimum lot size is 35 acres, maintaining the district's agricultural character and minimizing residential density.
- One single-family residence is permitted per lot, along with associated agricultural and equestrian uses.
- Accessory agricultural structures such as barns, storage facilities, and equipment sheds are permitted as part of the principal farming or residential use.
- Conditional uses—including commercial agricultural operations, equestrian facilities, and certain institutional or low-impact commercial activities—may be allowed through a Conditional Use Permit.

Agricultural-2 District (A-2) Rezone

- The minimum lot size is 10 acres, encouraging large-lot rural residential development while maintaining agricultural viability.
- One single-family residence is permitted per lot, along with typical agricultural activities such as cultivation, grazing, and limited livestock keeping.
- Accessory buildings and structures related to residential or agricultural use are permitted without strict lot-coverage limitations, provided they comply with setback and height requirements.

Agricultural-1 District (A-1) Rezone

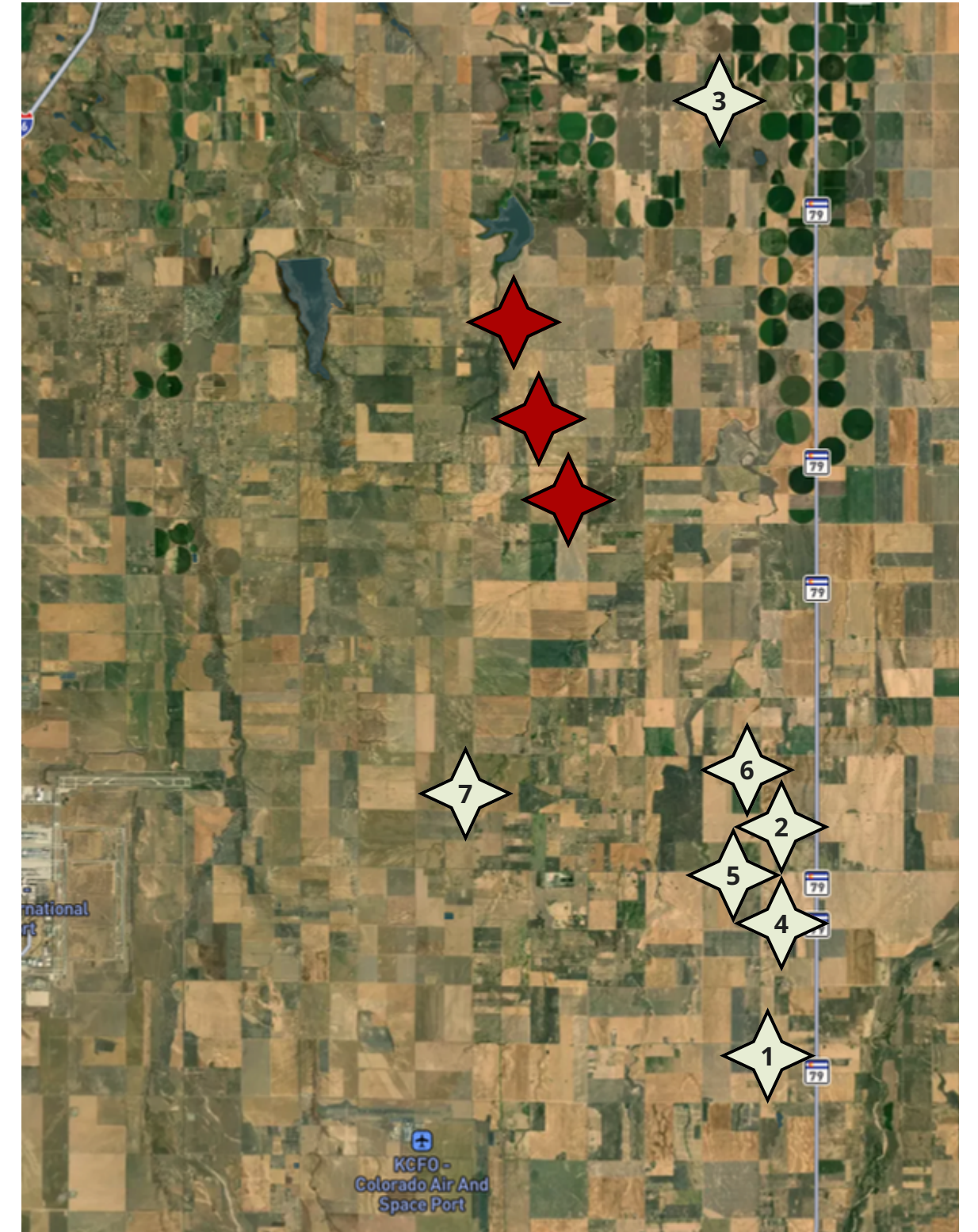
- The minimum lot area for a homesite varies depending on the availability of public water and sewer or equivalent utilities.
- Limited farming uses, such as cultivation and keeping of small livestock, are permitted for the individual homeowner.
- The minimum floor area for a single-story dwelling is 1,200 square feet.





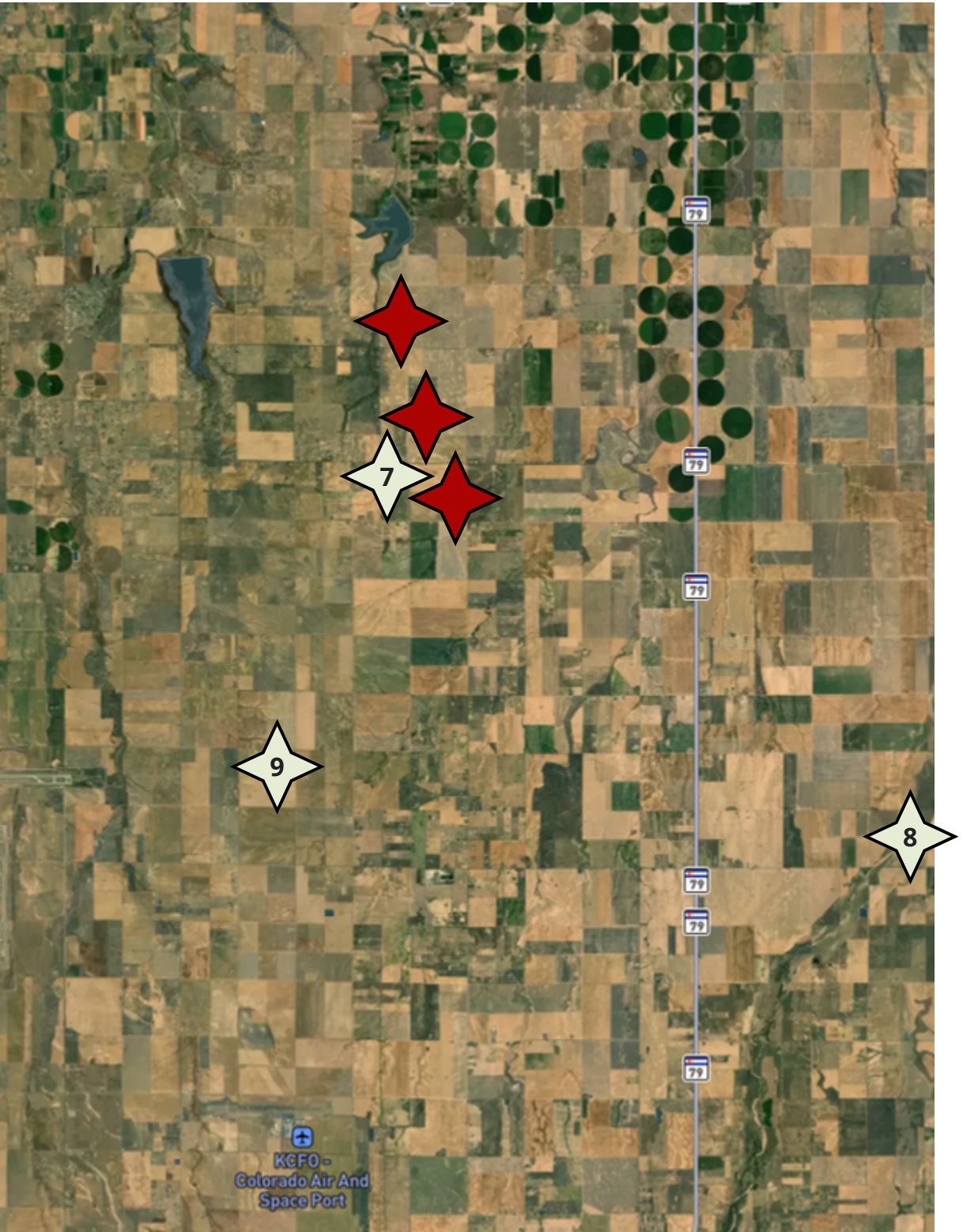
40+/- ACRE SALE COMPS

	APN	Acres	Zoning	Sold Price	Sold Date	\$ / Acre	\$ / SF
1	0181510200001	39.80	A-3	\$295,000.00	1/24/2025	\$7,412.00	\$0.17
2	0172922300002	39.50	A-3	\$299,000.00	8/4/2025	\$7,569.62	\$0.17
3	1477163000002	44.52	AG	\$310,000.00	4/4/2025	\$6,963.14	\$0.16
4	0181500000179	39.92	A-3	\$280,000.00	12/13/2024	\$7,014.03	\$0.16
5	1729342000002	39.03	A-3	\$265,000.00	8/19/2025	\$6,789.65	\$0.16
6	0172916100004	40.02	A-3	\$285,000.00	8/30/2024	\$7,121.44	\$0.16
7	0172715400003	36.80	A-3	\$285,000.00	4/24/2024	\$7,744.57	\$0.18



40 +/- ACRE SALE COMPS

	APN	Acres	Zoning	Sold Price	Sold Date	\$ / Acre	\$ / SF
8	0156523400004	40.08	A-3	\$300,000.00	4/17/2024	\$7,485.03	\$0.17
9	0173121400003	37.61	AG	\$290,000.00	5/3/2024	\$7,710.72	\$0.18
10	0172715400001	37.00	A-3	\$310,000.00	12/15/2023	\$8,378.38	\$0.19
Weighted Averages		394.28		\$2,919,000.00		\$7,403.37	\$0.17



OUR TEAM

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OUR TEAM

Eric Thomas, Lead Associate Broker of The Thomas Group by LoKation Real Estate, began his career in 2016 after earning his Arizona real estate license. He entered the multifamily sector with Marcus & Millichap in Phoenix, becoming the youngest graduate of their training program by five years and securing \$4M in apartment listings within his first 30 days.

Following his success, Eric helped launch and scale the multifamily division at Taylor Street Real Estate, managing agents and closing more than \$30M in private capital apartment sales. He later founded Terex Investment Services, a renewable energy origination and brokerage platform acquired by EOS Land Holdings, where he served as Managing Director of Acquisitions & Investments, overseeing negotiations, capital deployment, and over \$50M in land option contracts.



ERIC D. THOMAS

After fulfilling EOS's investment mandates, Eric launched The Thomas Group by LoKation Real Estate and TTG Lending by Morty Inc., combining brokerage and lending to deliver integrated advisory solutions across commercial, land, and multifamily assets. He is licensed in Colorado, Texas, Arizona, Utah, and New Mexico.

Eric studied Political Science and Philosophy at Arizona State University, earning a Minor Certificate in Business Analytics Data.

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THANK YOU



Please contact Eric with any further questions - we look forward to the prospect of working with you.