

EXECUTIVE SUMMARY

160 ACRES OF PRIME INVESTMENT LAND IN THE EAST DIA CORRIDOR



PROPERTY ATTRIBUTES

Asking Price **\$944,000**
Parcel Number 0156500000003

Property County Adams
Acres 160.00
Land Type Agricultural
Land Use Vacant AG
Zoning Code A-3

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



LOKATION REAL ESTATE

LISTED BY

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INVESTMENT DESCRIPTION

An exceptional opportunity to acquire a 160-acre stand-alone tract of top-performing farmland in the heart of Adams County — available individually or as part of a larger 480-acre portfolio. This property combines above-average agricultural productivity with compelling long-term development potential, positioned within an area experiencing steady residential growth and increasing land absorption.

Featuring favorable topography, county-maintained road frontage, and nearby utility access, the tract offers a clear path toward future subdivision into 20- to 40-acre ranchette-style homesites — ideally suited to the expanding demand for low-density rural residential living near the Denver metro corridor. The A-3 Agricultural District in Adams County is intended to preserve and promote large-scale agricultural operations while accommodating limited rural residential uses, allowing for a density of one residence per 35 acres.

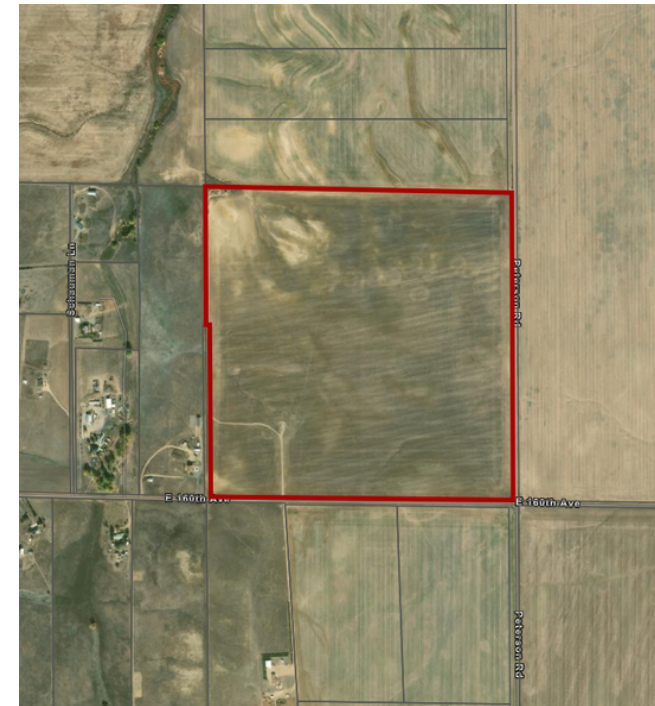
Post-subdivision comparables in the immediate area are averaging \$7,500+ per acre, offering investors a highly attractive return profile relative to current agricultural land values and development costs.

INVESTMENT HIGHLIGHTS

- Located in a growth corridor experiencing steady residential expansion and strong long-term land absorption.
- Ideal dual-track investment: reliable agricultural income today with development upside tomorrow.
- Favorable topography & county-maintained road frontage for efficient access and future subdivision.
- Utilities nearby — water and power within proximity, supporting future ranchette or low-density residential development.
- Potential to subdivide into 20- to 40-acre ranchette-style homesites, meeting growing demand for rural living near the Denver metro area.



PORTFOLIO PRICE: \$2,700,000 for 480 Acres
Please visit www.ttgrealestate.co for the full offering.





NOTABLE SUBDIVIDE COMPARABLES

APN	Acres	Zoning	Sold Price	Sold Date	\$ / Acre
0181510200001	39.80	A-3	\$295,000.00	1/24/2025	\$7,412.00
0172922300002	39.50	A-3	\$299,000.00	8/4/2025	\$7,569.62
0172715400003	36.80	A-3	\$285,000.00	4/24/2024	\$7,744.57
0156523400004	40.08	A-3	\$300,000.00	4/17/2024	\$7,485.03
0172916100004	40.02	A-3	\$285,000.00	8/30/2024	\$7,121.44

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.

