



COLORADO'S AIRPORT CITY

**COMMERCIAL MIXED-USE DEVELOPMENT OPPORTUNITY  
ADJACENT TO DENVER INTERNATIONAL AIRPORT**





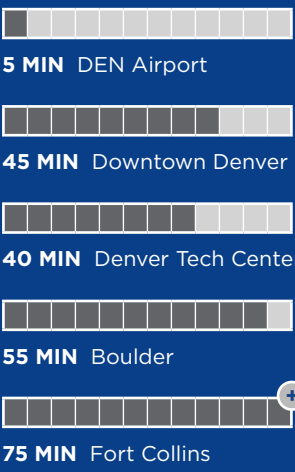
# LAND FOR SALE OR LEASE



## LOCATION HIGHLIGHTS

- 2 miles** from DEN main terminal, 519-room Westin and RTD A line
- 5 miles** closer to DEN than existing hotels and restaurants
- 3 interchanges** at E-470 / 56th & 64th and Peña Boulevard
- 3 miles** from new 1,501-room Gaylord Rockies Resort and Conference Center

## DRIVE TIMES



# AREA DEVELOPMENT



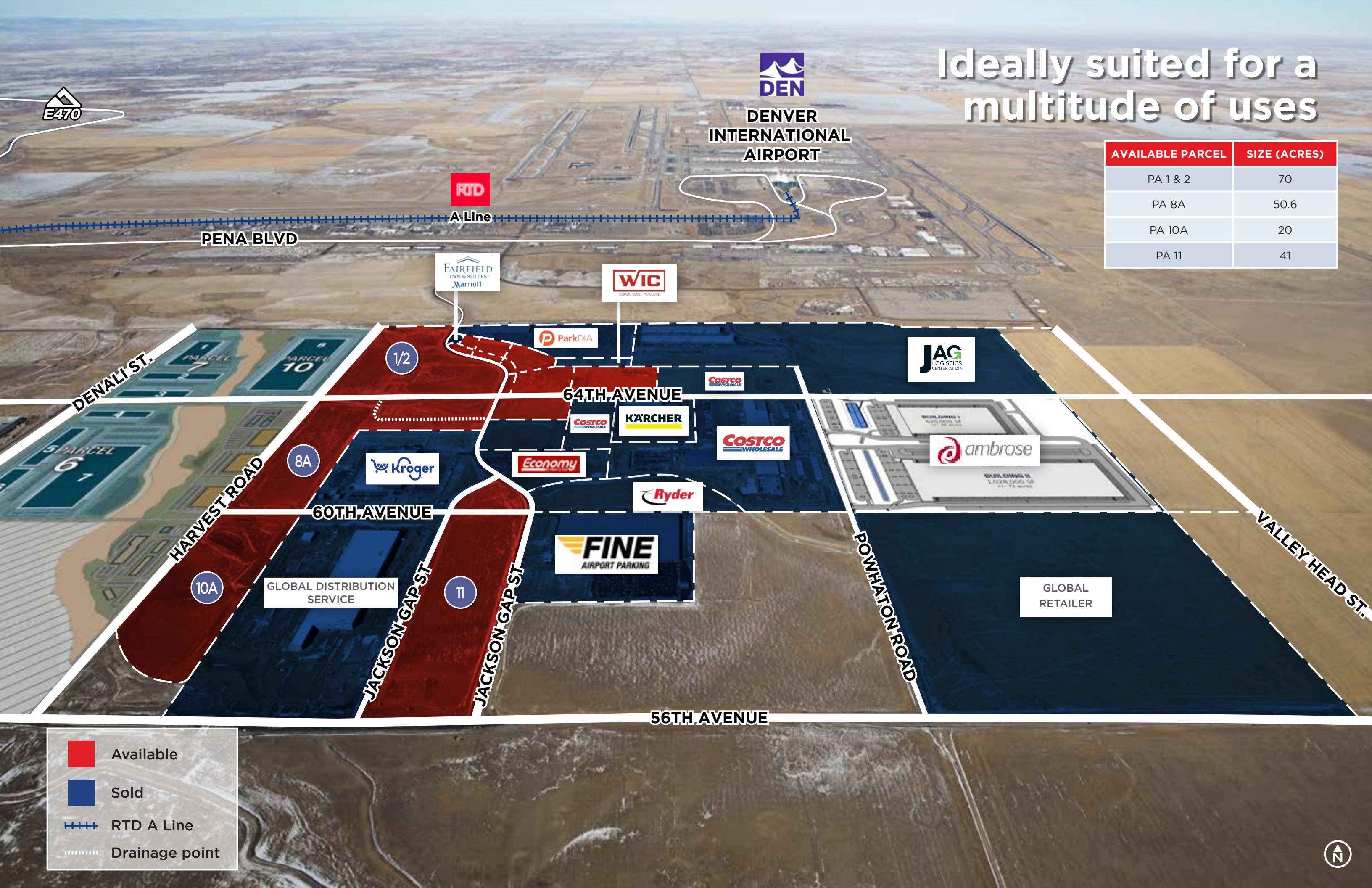




DENVER  
INTERNATIONAL  
AIRPORT

# Ideally suited for a multitude of uses

AVAILABLE PARCEL	SIZE (ACRES)
PA 1 & 2	70
PA 8A	50.6
PA 10A	20
PA 11	41



- Available
- Sold
- RTD A Line
- Drainage point







# DEN Airport Highlights



**4th busiest airport** in the nation with **69 million annual passengers**



**2nd largest** U.S. domestic flight network, serving 215 destinations



**\$33.5 billion** economic impact per year



**34,000** daily employees



**100,000 car round trips** carrying **150,000 passengers** per day



One of the highest hotel occupancy rates in metro area with **80%+ average occupancy** in 3,000+ hotel rooms 7-10 miles from terminal

## Located in **three** economic benefit zones

### FEDERAL OPPORTUNITY ZONE

#### No long term capital gains\*

Porteos is approved as an Opportunity Zone by the Colorado State Governor's office and the United States Department of the Treasury. This distinction allows for significant investor and business tax credits through the temporary deferral of capital gains. Investments in operating businesses, equipment, and real property (real estate or infrastructure) are included in the tax benefit.

\*for an investment held for 10 years within an Opportunity Zone. A 36% higher return value is achieved in comparison to an alternative investment with an 8% annualized return.

### ADAMS COUNTY ENTERPRISE ZONE

Colorado's Enterprise Zone program provides tax incentives to encourage businesses to locate and expand in designated economically distressed areas of the state.

Businesses located in an Enterprise Zone may qualify for up to nine Enterprise Zone Tax Credits that encourage job creation and investment in the Enterprise Zone.

### LIMON FOREIGN TRADE ZONE

The Limon Foreign Trade Zone 293 (FTZ-293) is strategically located in the eastern Colorado area providing a central United States location for businesses looking to meet increasing trade demands.





**WWW.PORTEOSCOLORADO.COM**

**FOR FURTHER LEASING INFORMATION PLEASE CONTACT:**

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