



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





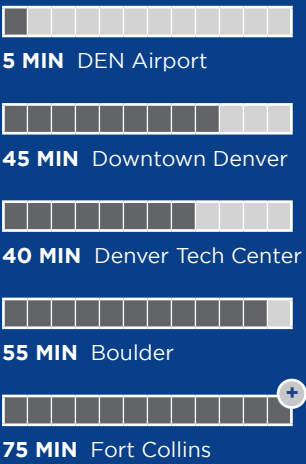
LAND FOR SALE OR LEASE



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





# Ideally suited for a multitude of uses



Mixed Comm

Industrial

Sold Parcel

| PARCEL               | SIZE (ACRES) |
|----------------------|--------------|
| 1 PA-1 Mixed Comm    | 30.2         |
| 2 PA-2 Mixed Comm    | 60.2         |
| 3 PA-3 Mixed Comm    | 58.8         |
| 4 PA-6B IND          | 135.6        |
| 5 PA-5 South IND     | 35.5         |
| 6 PA-7 IND           | 71.4         |
| 7 PA-8A Mixed Comm   | 79.3         |
| 8 PA-8B Mixed Comm   | 52.9         |
| 9 PA-9A Mixed Comm   | 18.4         |
| 10 PA-9B IND         | 11.9         |
| 11 PA-9C Mixed Comm  | 14.7         |
| 12 PA-9D Mixed Comm  | 22.8         |
| 13 PA-10A Mixed Comm | 59.3         |
| 14 PA-10B Mixed Comm | 40.4         |
| 15 PA-11 Mixed Comm  | 40.8         |





# DEN Airport Highlights



**5th busiest airport** in the nation with **61.4 million annual passengers**



**2nd largest** U.S. domestic flight network



**\$26.3 billion** economic impact per year



**35,000** 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.

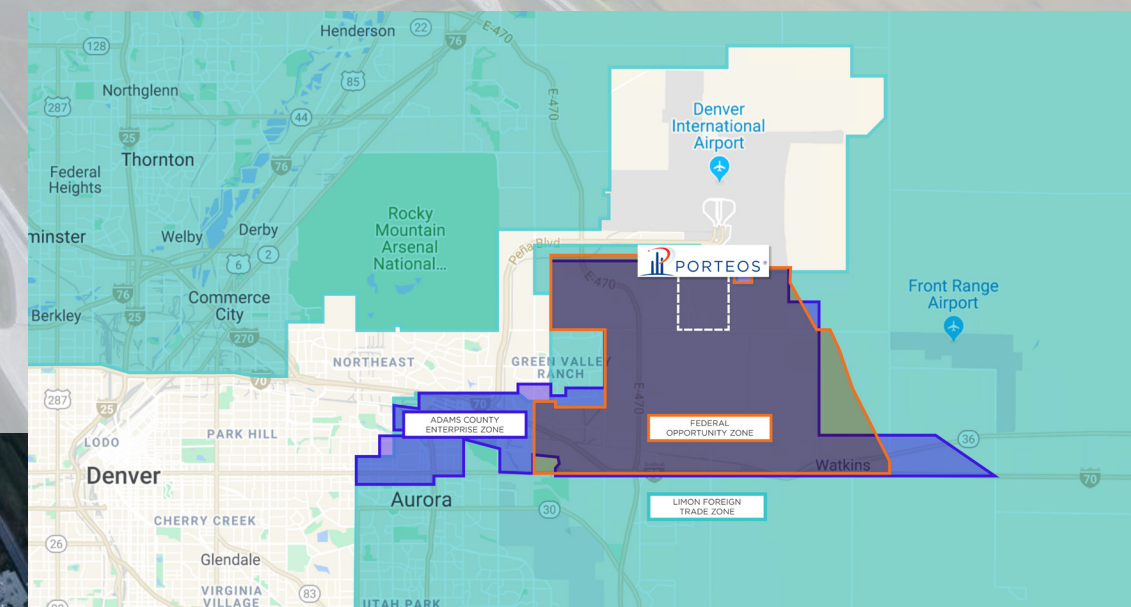
\*for an investment held for 10 years within an Opportunity Zone. A 36% higher return value is achieved in comparison to an alternative investment with an 8% annualized return.

### 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.**

**FOR FURTHER LEASING INFORMATION PLEASE**

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