

4001 IMBODEN RD

WATKINS, CO 80137

SALE PRICE
\$800,000

☆ 31.31 ACRES



31+ ACRES

**PROPERTY IS LOCATED ON THE ROAD FROM
WATKINS TO COLORADO AIR AND SPACE PORT!**

Richard Bowler

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Greg Knott

Executive Vice President

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PROPERTY HIGHLIGHTS

Sale Price:	\$800,000
Lot Size:	31.31 Acres
County:	Adams
Zoning:	A3
Taxes:	\$100 (2021)

Unique Properties is proud to offer 31+ acres of land at a prime location on Imboden Road just north of I-70 at the Watkins Exit. The property is located near the Colorado Air and Space Port, which will serve as an American hub for commercial space transportation, research, and development. This is an easy to hold property for future development or for current use, and has extremely low AG taxes! Property is readily accessible from I-70 at the Watkins Exit, then just North on Imboden Road.

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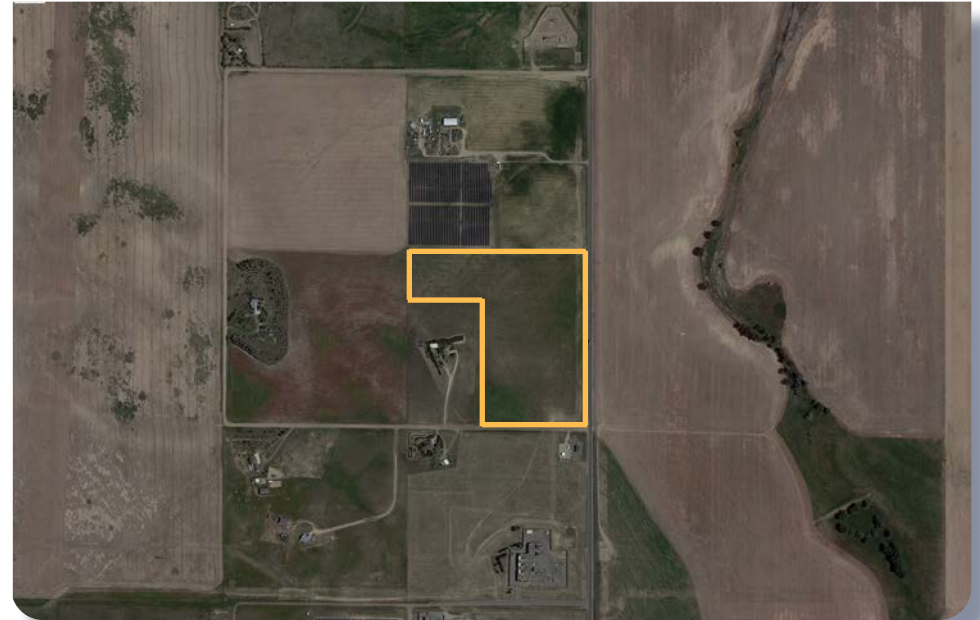
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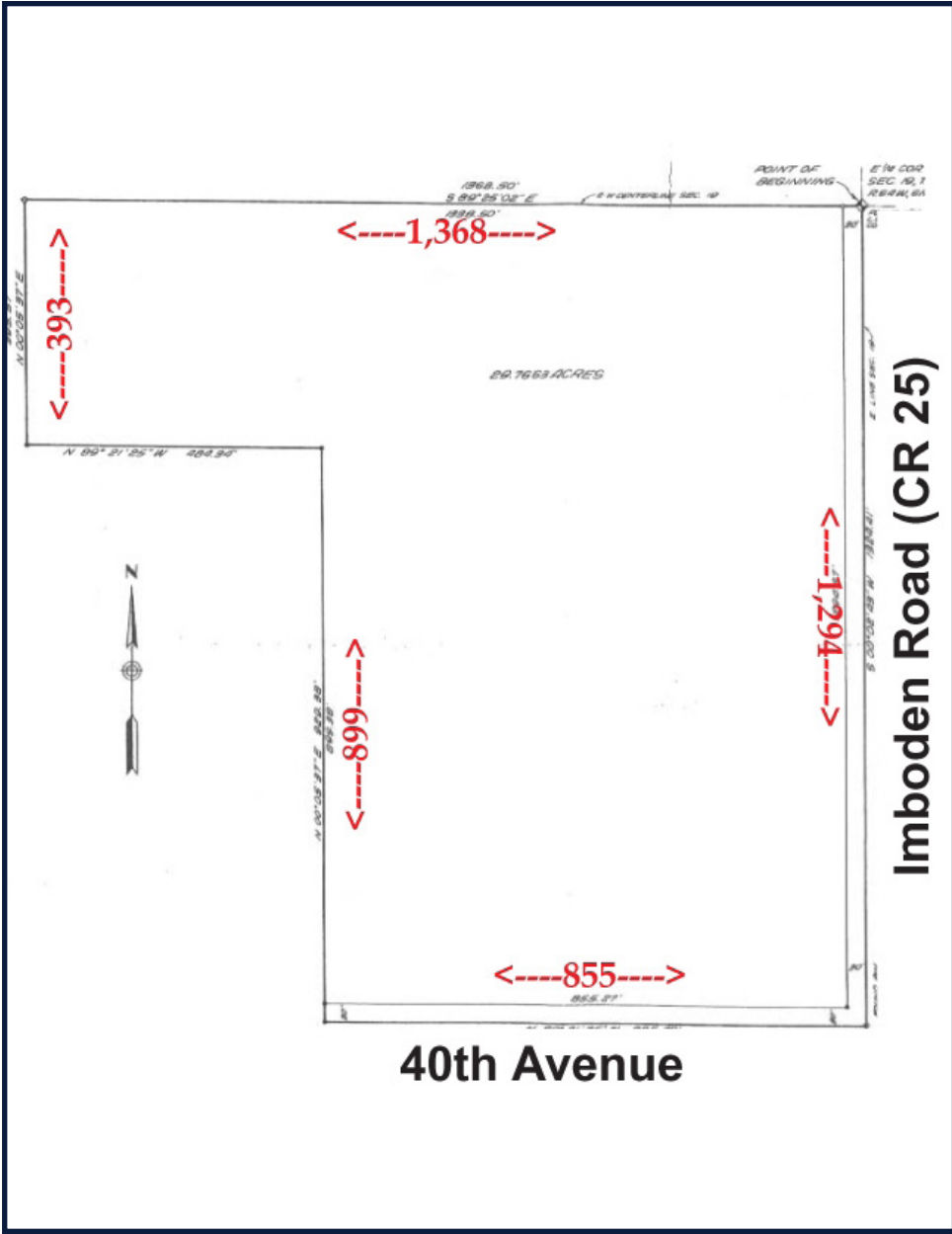
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- 31+ acres on Imboden Road just north the Watkins Exit.
- Easy to hold property for future development.
- Extremely low AG taxes!
- Property is readily accessible from I-70 at the Watkins exit.
- Property is located near the Colorado Air and Space Port, and just 12 miles from Denver International Airport.

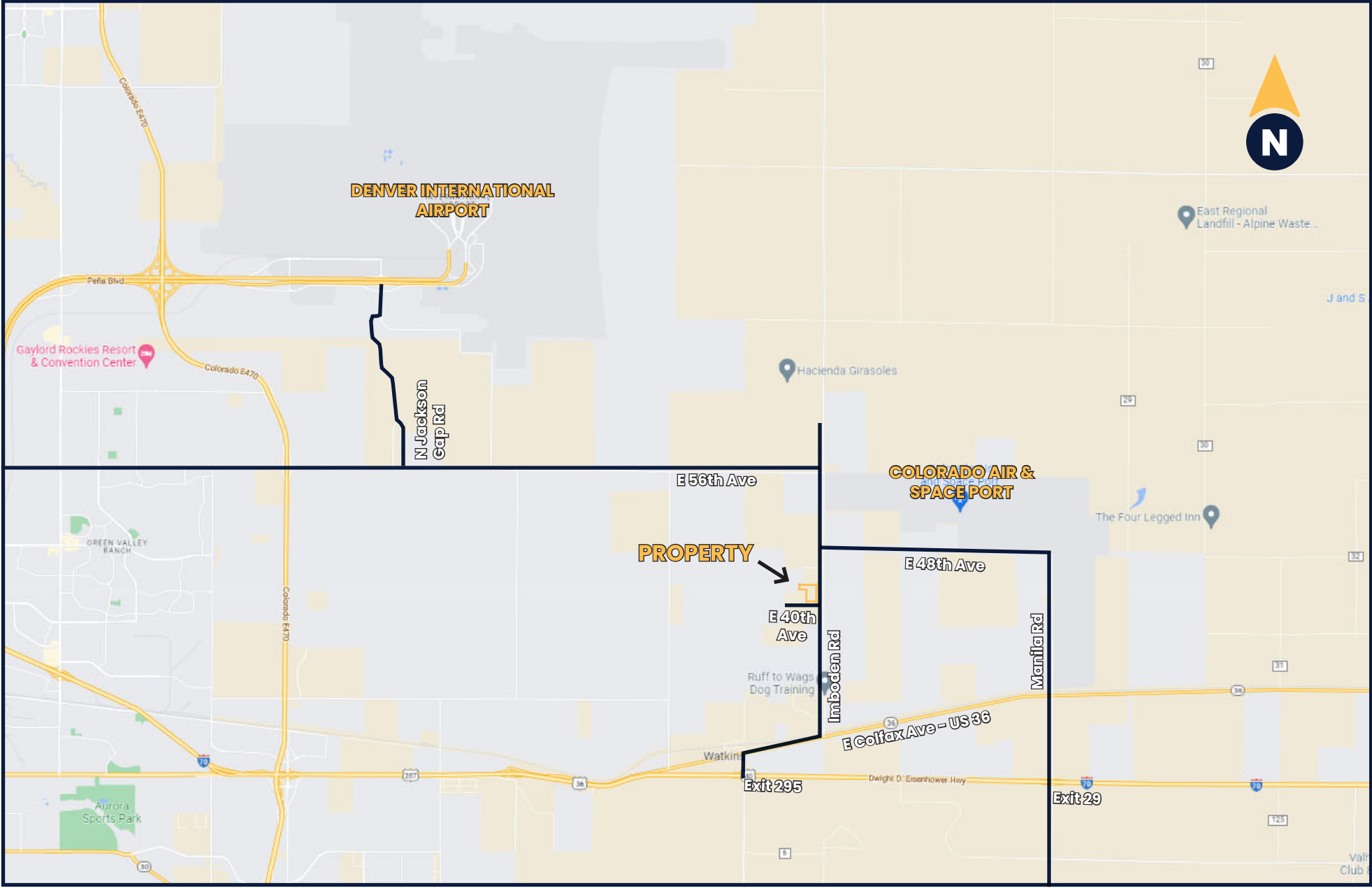
ADDITIONAL PHOTOS



LOCATION MAP



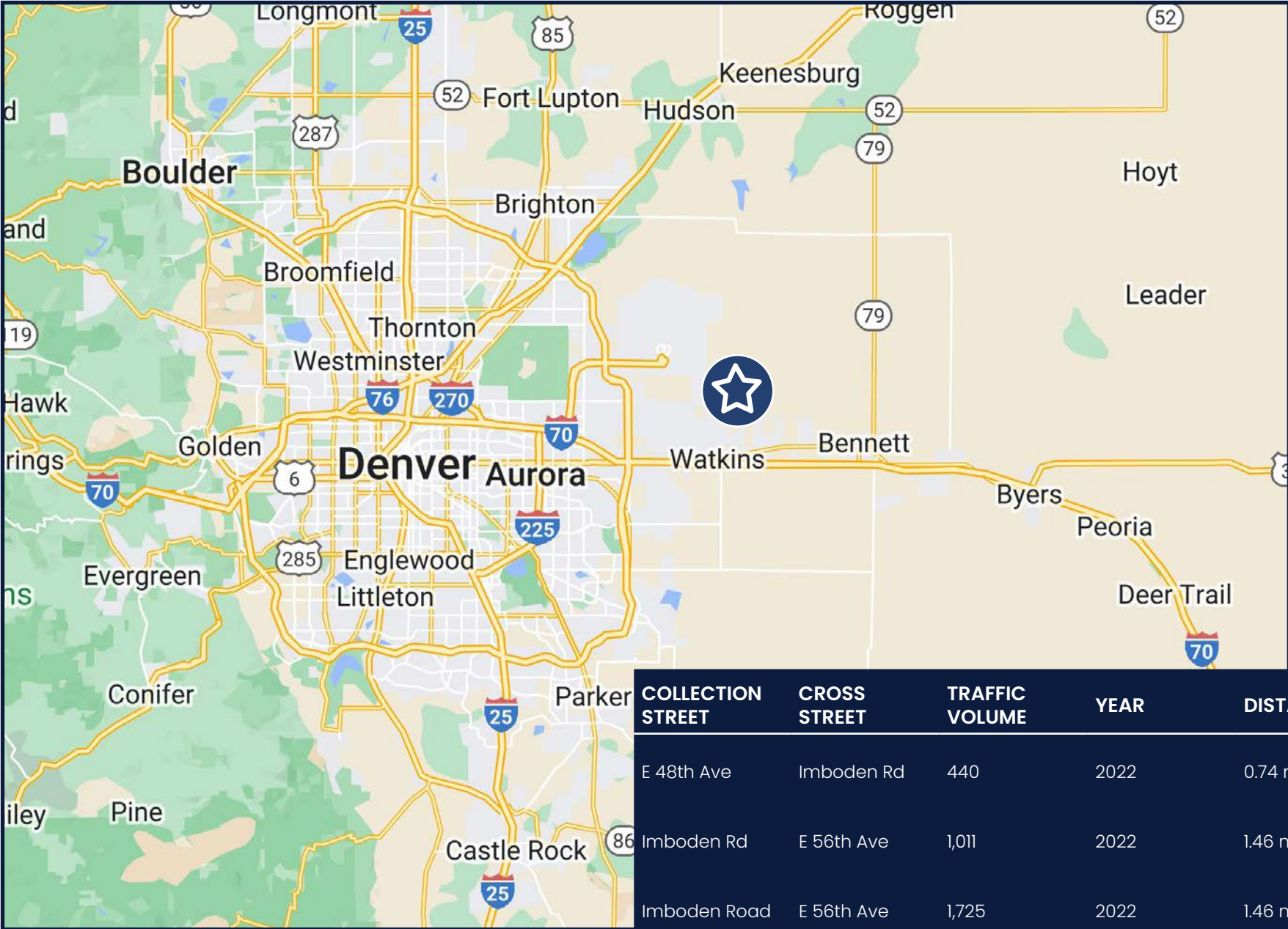
LOCATION MAP



ADDITIONAL PHOTOS



LOCATION MAP



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations, including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Unique Properties makes no warranties nor representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Unique Properties does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Unique Properties in compliance with all applicable fair housing and equal opportunity laws.