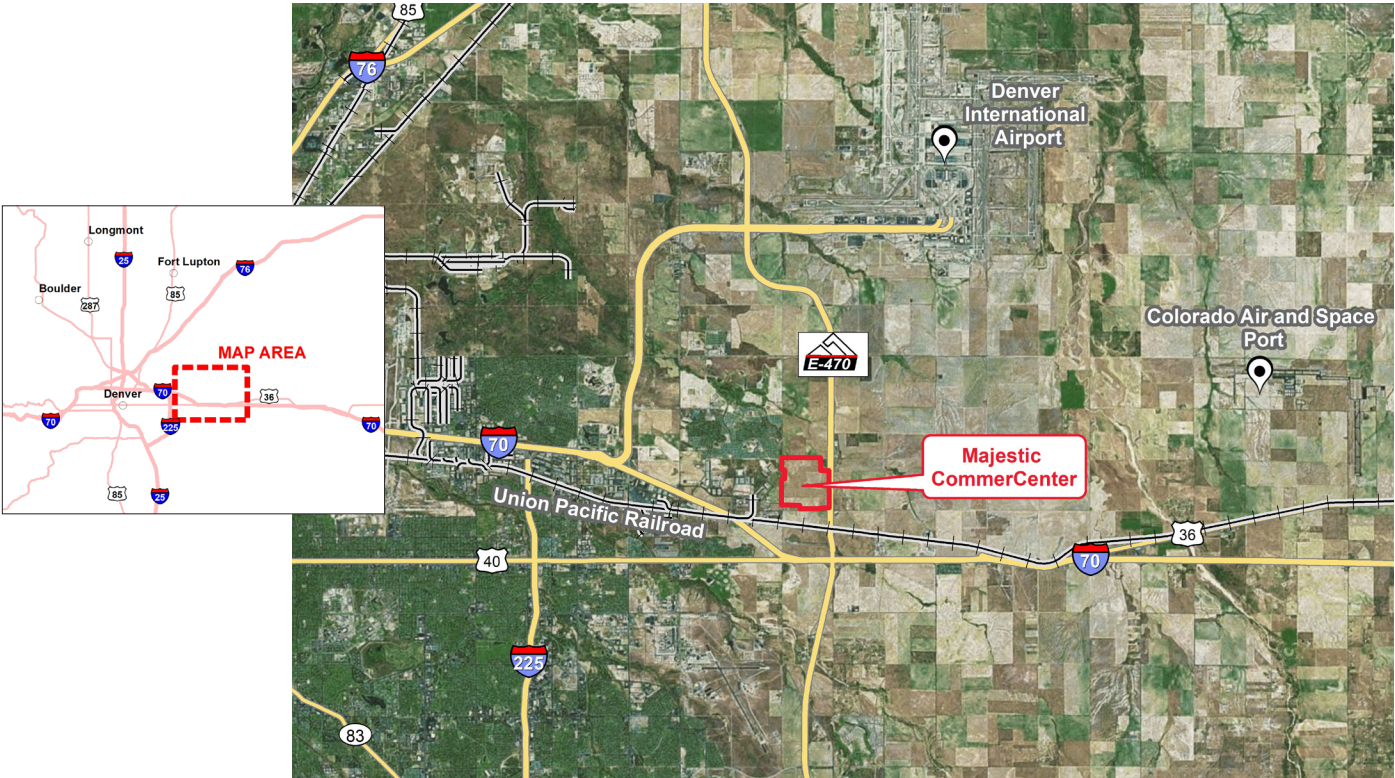


**XCEL ENERGY CERTIFIED SITE**  
**MAJESTIC COMMERCENTER**  
**AURORA, COLORADO**



CERTIFIED SITE DETAILS	
Location	North of 26th Ave., south of 38th Ave., east of Picadilly Rd., west of E-470 <b>This site is located in a federal Opportunity Zone</b>
Owner	Majestic Realty Co. Michael Kapoor mkapoor@majesticrealty.com 303-574-8903
Size	370 acres remaining of original 412 acres certified
Zoning	Business/Tech District (I-1)
Asking price	\$8-\$12/square foot, depending on size and location
Highway access	.1 mile to I-70 1 mile to E-470 2.5 miles to CO-30 5 miles to I-225 5.5 miles to US 36
Air access	11.5 miles to Denver International Airport
Rail access	No rail access

## UTILITIES

<b>Electric power</b>	Xcel Energy	Two 13.2 kV feeders. Underground and overhead lines are adjacent to site. 230 kV transmission line runs adjacent to site
<b>Natural gas</b>	Xcel Energy	16" IP high-capacity system; 20 PSIG
<b>Water</b>	Aurora Water	12"-24" main lines serve the site
<b>Sewer</b>	Metro Wastewater Reclamation District	24" sewer main to be installed
<b>Storm water</b>	Aurora Water	Service available in various locations
<b>Telecom/fiber</b>	Lumen, Zayo Group	

## SITE DUE DILIGENCE AND COMMUNITY DOCUMENTATION

<b>Title commitment</b>	✓	<b>Archeological and Historic Use assessments</b>	Not required
<b>Aerial site views and maps</b>	✓	<b>Park covenants and restrictions</b>	✓
<b>Park master plan</b>	✓	<b>Transportation access maps</b>	✓
<b>Utility service maps</b>	✓	<b>Geotechnical study/soil survey</b>	✓
<b>Site dimensions and configuration</b>	✓	<b>FEMA Flood Plain Designation with map</b>	✓
<b>Wetlands delineation and map</b>	✓	<b>Air attainment status</b>	✓
<b>Phase 1 environmental assessment</b>	✓	<b>Endangered species assessment</b>	Not required
<b>Community profile and demographics</b>	✓	<b>Letters of support</b>	✓
<b>State and local incentives overview</b>	✓	<b>Business and industrial support services and amenities profile</b>	✓

### XCEL ENERGY CONTACT

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### ECONOMIC DEVELOPMENT ORGANIZATION

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