


XCEL ENERGY CERTIFIED SITE
BOX ELDER
AURORA, COLORADO



CERTIFIED SITE DETAILS	
Location	Between E. 56th Avenue to the south, DEN to the north, Tibet Street to the west, Harvest Road to the east
Owner	Fulenwider 1125 17th St., Suite 2500 Denver, CO 80202 303-295-3071
Size	467 acres remaining of original 727 acres certified
Zoning	Airport Distribution (AD) – 428.9 acres Mixed Use (MU-A) – 125 acres
Asking price	 \$10/square foot, depending on use and location
Highway access	Adjacent to E-470 4 miles to I-70 19 miles to I-25 via I-70
Air access	4.5 miles to Denver International Airport
Rail access	No rail access

UTILITIES

Electric power	Xcel Energy	13.2 kV underground feeders along 56th and 64th Avenues. The new High Point substation will be in service in Q1 2023. An existing 230kV transmission line will run through the site and interconnect to the new substation.
Natural gas	Xcel Energy	+20,000 CFH available, 6" line to the east
Water	Aurora Water	24" line in 56th Avenue along the entire length of the property; a 24" line in 64th Avenue through the property Aurora is in design on a capital improvement project for a 36" line in Denali Street from 56th to 64th Avenues, to be installed before the end of Q1 2023
Sewer	Aurora Water	Served by gravity/Second Creek Lift Station
Storm water	Aurora Water	Master Drainage Report approved and available upon request
Telecom/fiber	Comcast, Zayo Group	Comcast delivery medium: Fiber/coax; 1 GB to 10 GB available Zayo Group delivery medium: Fiber; 10 GB to 100 GB available

SITE DUE DILIGENCE AND COMMUNITY DOCUMENTATION

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

XCEL ENERGY CONTACT

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SITE COLLABORATOR

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ECONOMIC DEVELOPMENT ORGANIZATION

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