

National Council of Exchangors
Winter Meeting
Las Vegas, Nevada
January 22-25, 2024

TITLE: **Sandy's In-fill Development Special – Location, Location, Location**

CONTROL: **Sandy Buckstein, in Roth IRA**

VALUE: **\$3,000,000**

LOAN: **\$600,000**

EQUITY: **\$2,400,000**

ADDRESS: **2001 S Quebec ST**
Denver, CO 80231

PARCEL: **1973-29-1-07-003**
Arapahoe County, Colorado (Unincorporated)

HAVE: **2.4+ Acre, B-3 Zoned, in-fill building site. This site features a gentle slope which conforms to ADA requirements. Access to Quebec ST uses the 4-way signalized intersection at Quebec and Warren.**

- **Current work with Arapahoe County should result in our acquisition of the County's unused Asbury St ROW, some of which could be used as an additional RI-RO access to Quebec St and Iliff (Evans) Ave.**
- **Premium SE Denver address in unincorporated Arapahoe County.**
- **Cherry Creek School District. (Best public school system in the state)**

BENEFITS SOUGHT: **Activate investment and maximize return from Roth IRA.**

MOTIVATION: **7+**

Want to move into something I can be active with.

CAN ADD: **Seller Financing may be available.**
Joint Venture Possible -- [Bring your ideas.](#)

REMARKS: This is a tremendous development opportunity on a prime in-fill property. Commercially Zoned B-3 in unincorporated Arapahoe County, its elevated characteristics dominate the area.

- Spectacular location would make a great corporate headquarters.
- 50' building heights are allowed
 - The slope of the lot can accommodate ground level entry to 3 floors of the structure with a sidewalk that is both ADA and Fire code compliant. High Density Residential use – Possible multi-story (50' high) luxury condos, 2 floors of underground, parking or whatever.
- Ideal for a gated/secured development.
- Potential uses as noted in Arapahoe County's 4 Square Mile Neighborhood Master Plan* include **High Density Residential**.

This plan guides the County as it regulates Real Estate development. Since **High Density Residential** use is already identified as an approved use in the Master Plan, a PUD or rezoning will already be half-way there, saving a lot of time (approximately 6 months) and money (tens of thousands of dollars).

This will be can be an ideal project for someone. Having now done a lot of the legwork, I can only repeat the old adage: "It's all good."

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