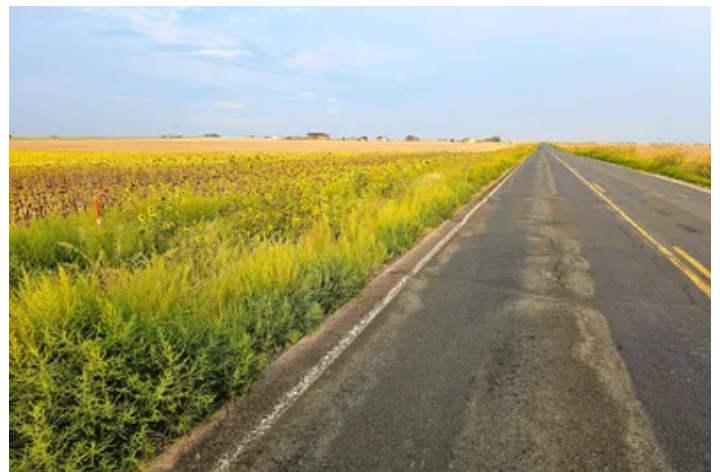


Prime Development Opportunity with Paved Road Frontage
40500 E 144th Ave
Hudson, CO 80642

\$1,500,000
107.460± Acres
Adams County



Prime Development Opportunity with Paved Road Frontage Hudson, CO / Adams County

SUMMARY

Address

40500 E 144th Ave

City, State Zip

Hudson, CO 80642

County

Adams County

Type

Farms, Recreational Land, Undeveloped Land

Latitude / Longitude

39.952299 / -104.513241

Acreage

107.460

Price

\$1,500,000

Property Website

<https://greatplainslandcompany.com/detail/prime-development-opportunity-with-paved-road-frontage-adams-colorado/89679/>



Prime Development Opportunity with Paved Road Frontage Hudson, CO / Adams County

PROPERTY DESCRIPTION

Adams County, CO 107.46 Acres

Here is an ideal opportunity for residential development in the growing northeast Denver Metro area, located just east of Brighton on E 144th Avenue. Paved maintained road frontage along the northern boundary provides easy year around access. This property is a must-see if you are just looking for a building site away from the city or trying to establish a planned community. There are no HOA or Covenants so the only restrictions would be per Adams County. Currently the property has been planted in 2025 sunflowers and is subject to a lease agreement with a local producer and subject to tenant rights. Contact the listing agent to schedule a showing or for more information about this great opportunity.

Location:

Ideal location with effortless access to Denver International Airport (DIA) and major highways, connecting future residents to the entire Front Range area. Found at the intersection of E 144th Ave and Petterson Rd, these parcels are only 10 miles northeast of Denver International Airport, 15 miles east of Brighton and 15 miles north of I-70. Brighton is a thriving city with numerous community and neighborhood parks, sports complexes, trail systems, shops, and restaurants located on the edge of northeast Denver Metro.

Property Details:

Located east of Brighton, Colorado

Prime Development Area

Maintained Paved Road Frontage

Currently in Cropland Production

Growing Area

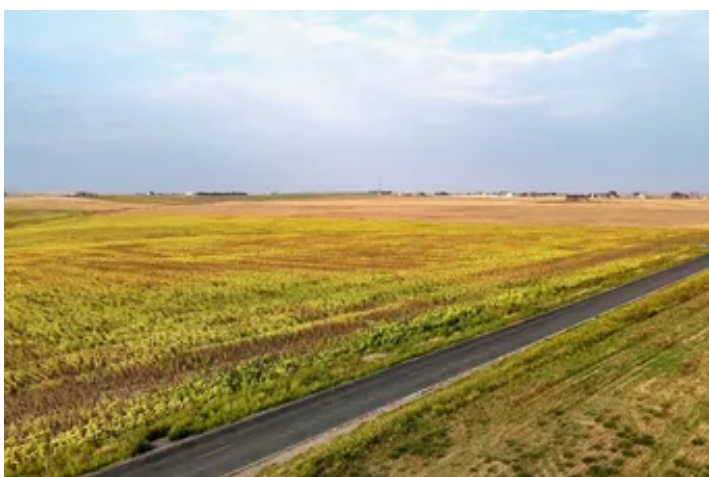
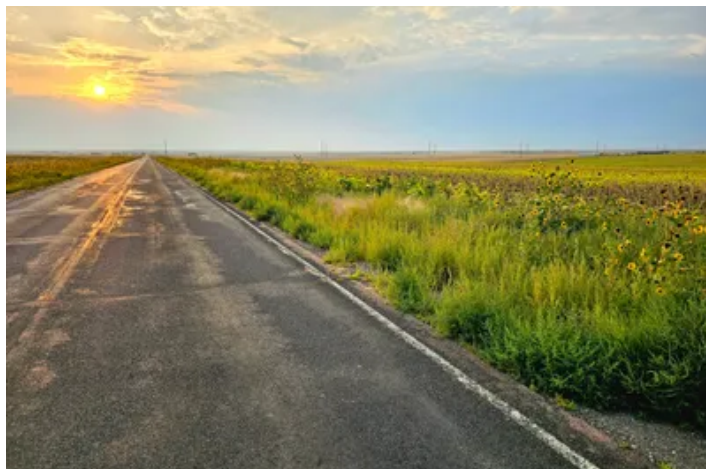
Low Taxes

Driving Directions:

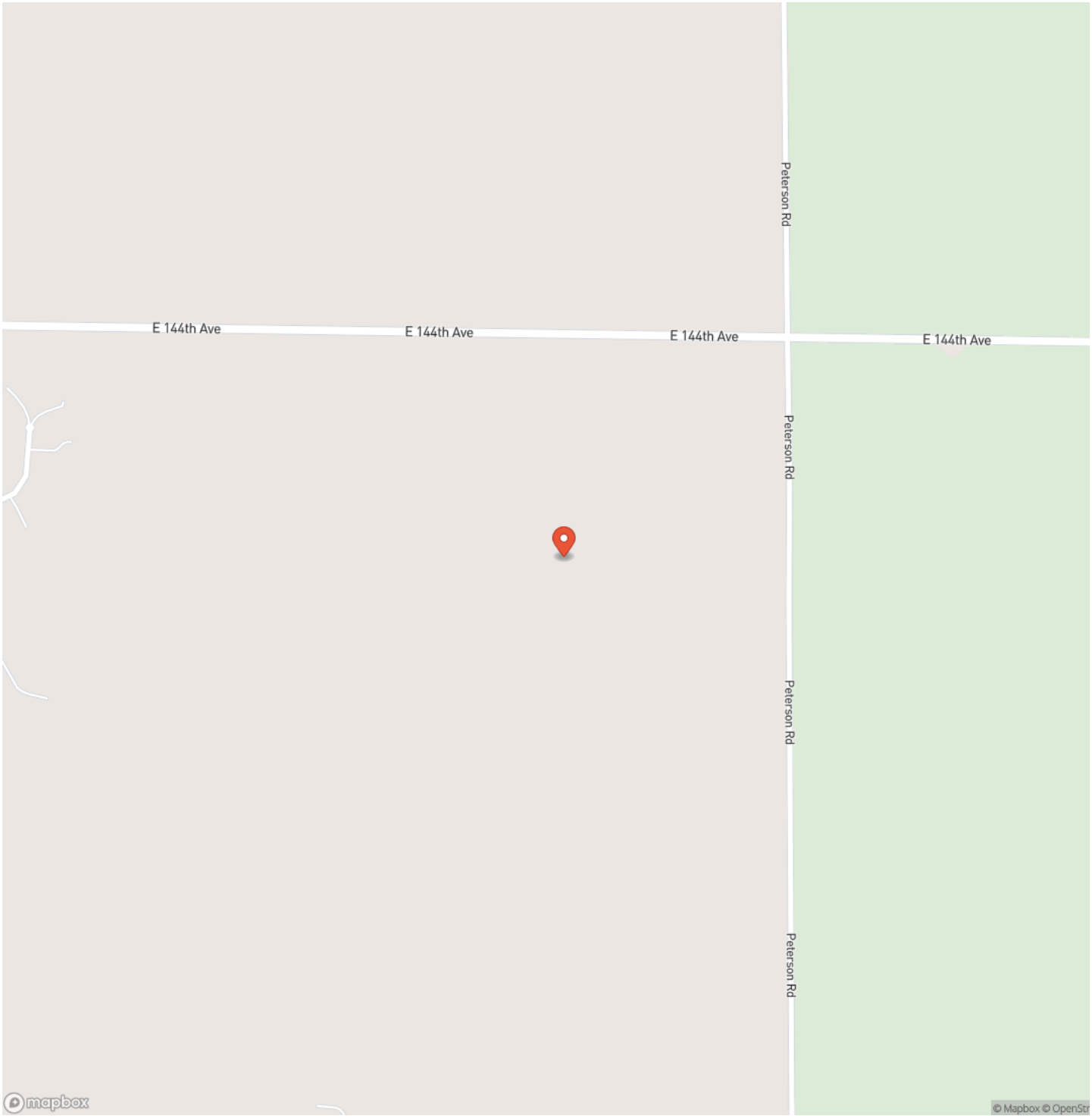
From Brighton, CO take E 152nd Ave east for approximately 11 miles until you reach Imboden Road then go south 1 mile until you reach E 144th Ave then go east 3.65 miles until you reach the NW corner of the property.

When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation if any will be at the sole discretion of Great Plains Land Company

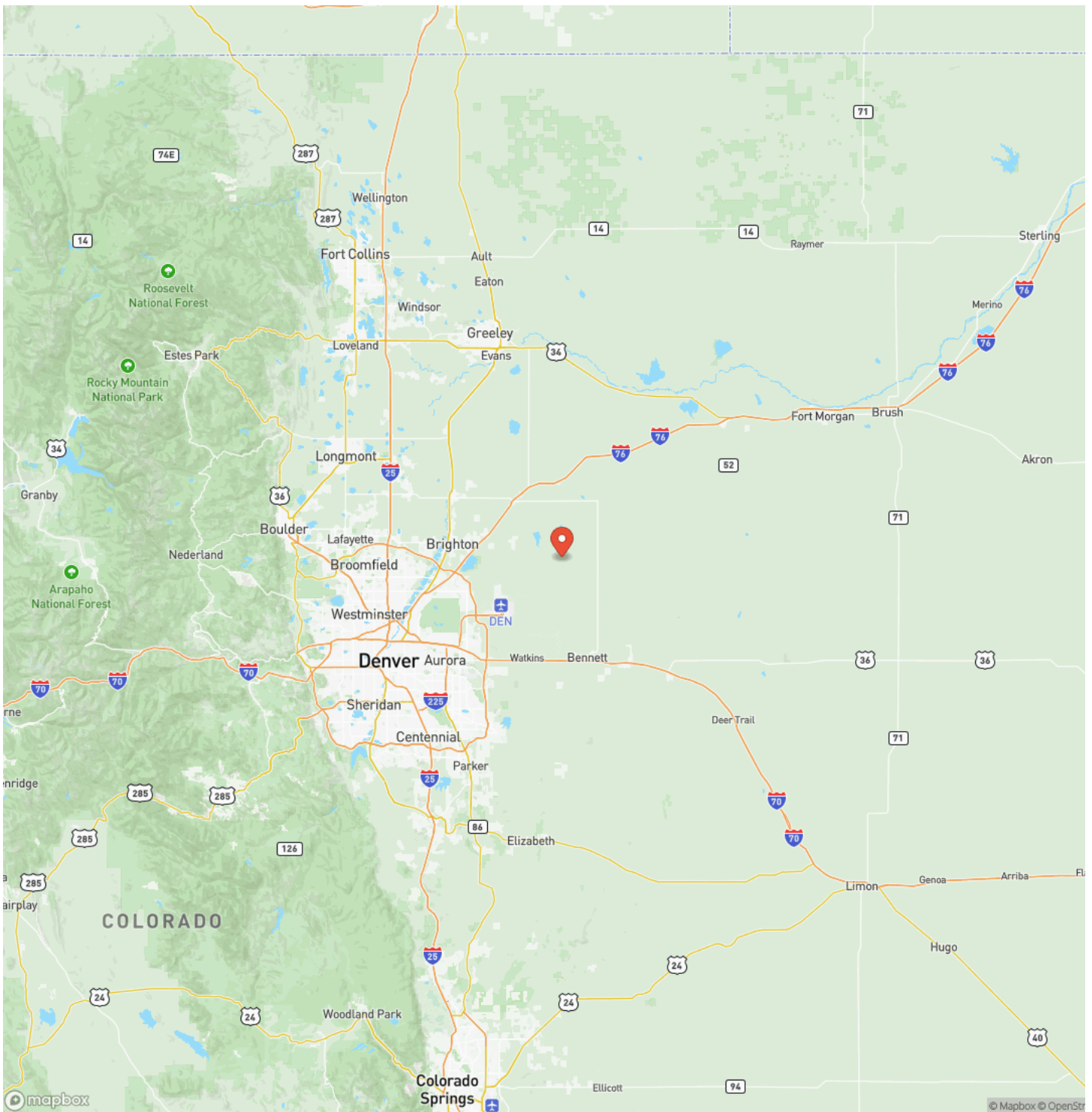
Prime Development Opportunity with Paved Road Frontage
Hudson, CO / Adams County



Locator Map



Locator Map



Satellite Map



Prime Development Opportunity with Paved Road Frontage Hudson, CO / Adams County

LISTING REPRESENTATIVE

For more information contact:



Representative

Daniel Hunning

Mobile

(970) 227-1230

Office

(308) 524-9320

Email

daniel@greatplains.land

Address

City / State / Zip

NOTES

[illegible]

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



MORE INFO ONLINE:
greatplainslandcompany.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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