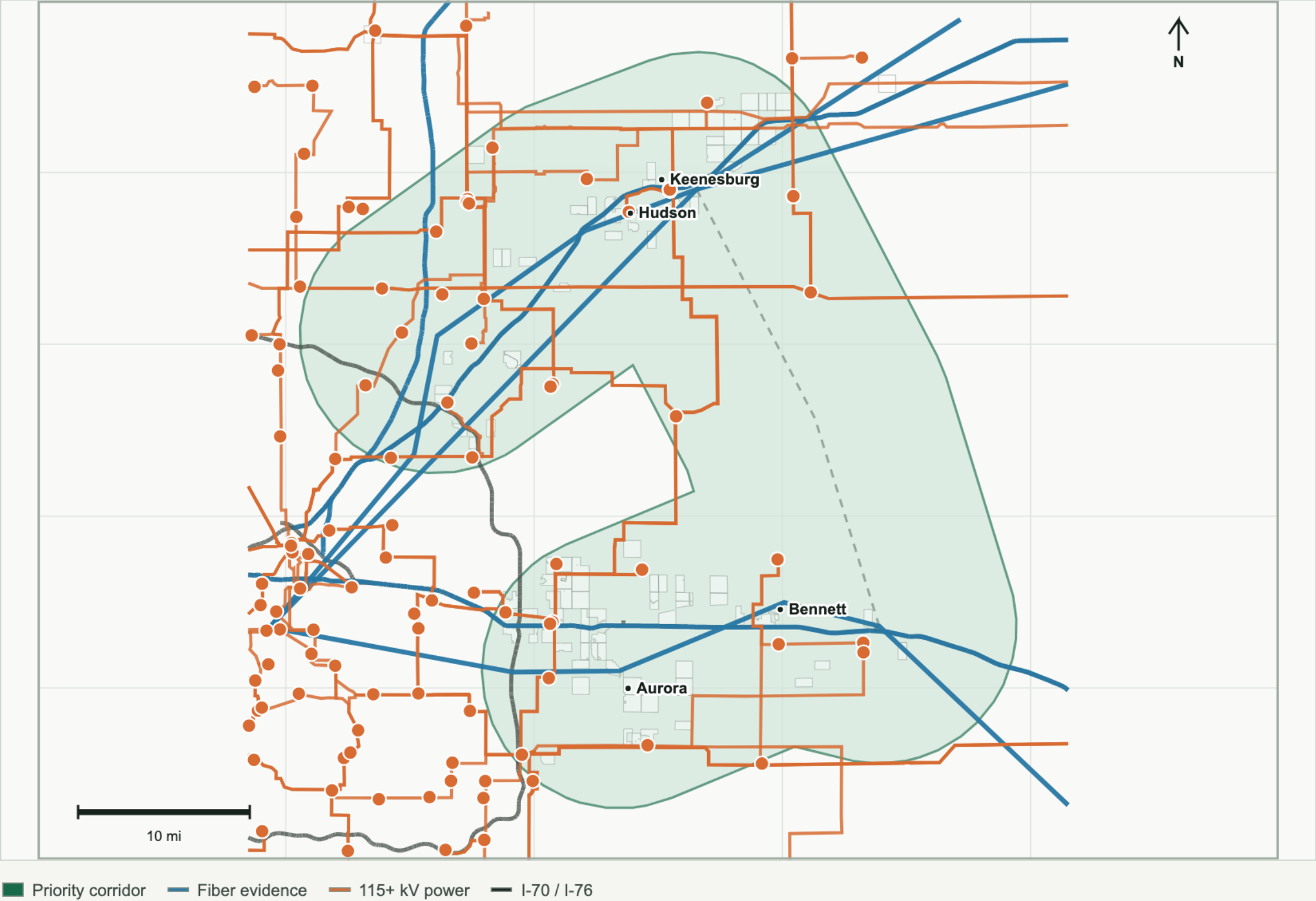


Power + fiber backbone

Watkins and Bennett north through Hudson and Keenesburg



What this establishes

- A continuous public-evidence geography links the metro edge to north-east power and transport assets.
- The corridor is a search thesis, not a claim that every location has service or capacity.
- The best next questions are parcel-specific: land-use path, interconnection relevance, fiber lateral, and water strategy.

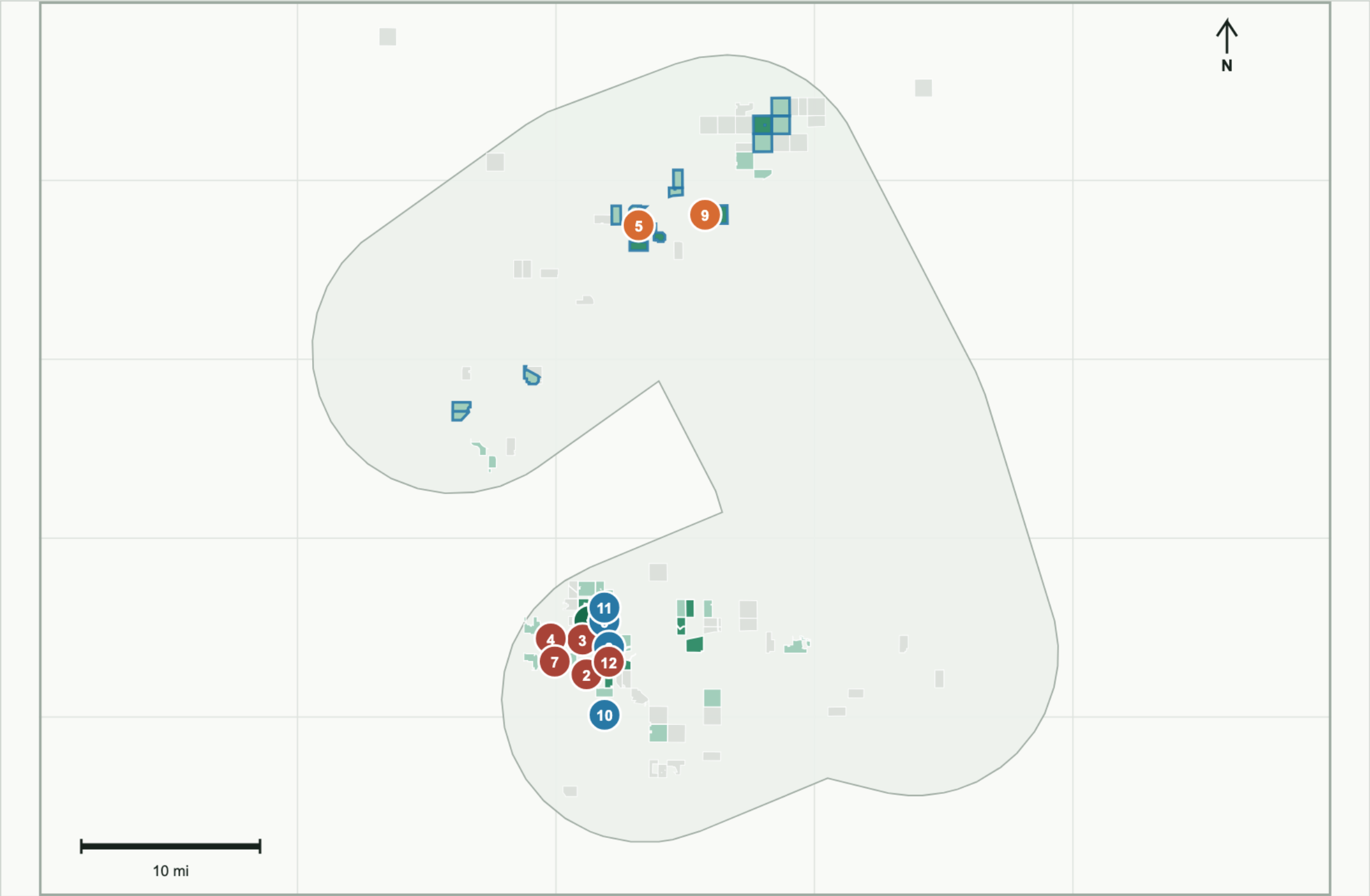
Use this page to explain why the search area exists before discussing individual sites.

PUBLIC EVIDENCE

HIFLD transmission and substations; CDOT highways and fiber-segment evidence; EPA water-system context; county parcels.

Ranked for review, not declared viable

One hundred large-parcel screens with a twelve-case manual review queue



How to read the ranking

- Color reflects comparative public-data score, not market value or investment quality.
- Numbered markers show review order; green is front review, blue comparison, red hold-screen, orange policy hold.
- The queue intentionally parks attractive geometry when zoning, community, aviation, or site-control evidence is weak.

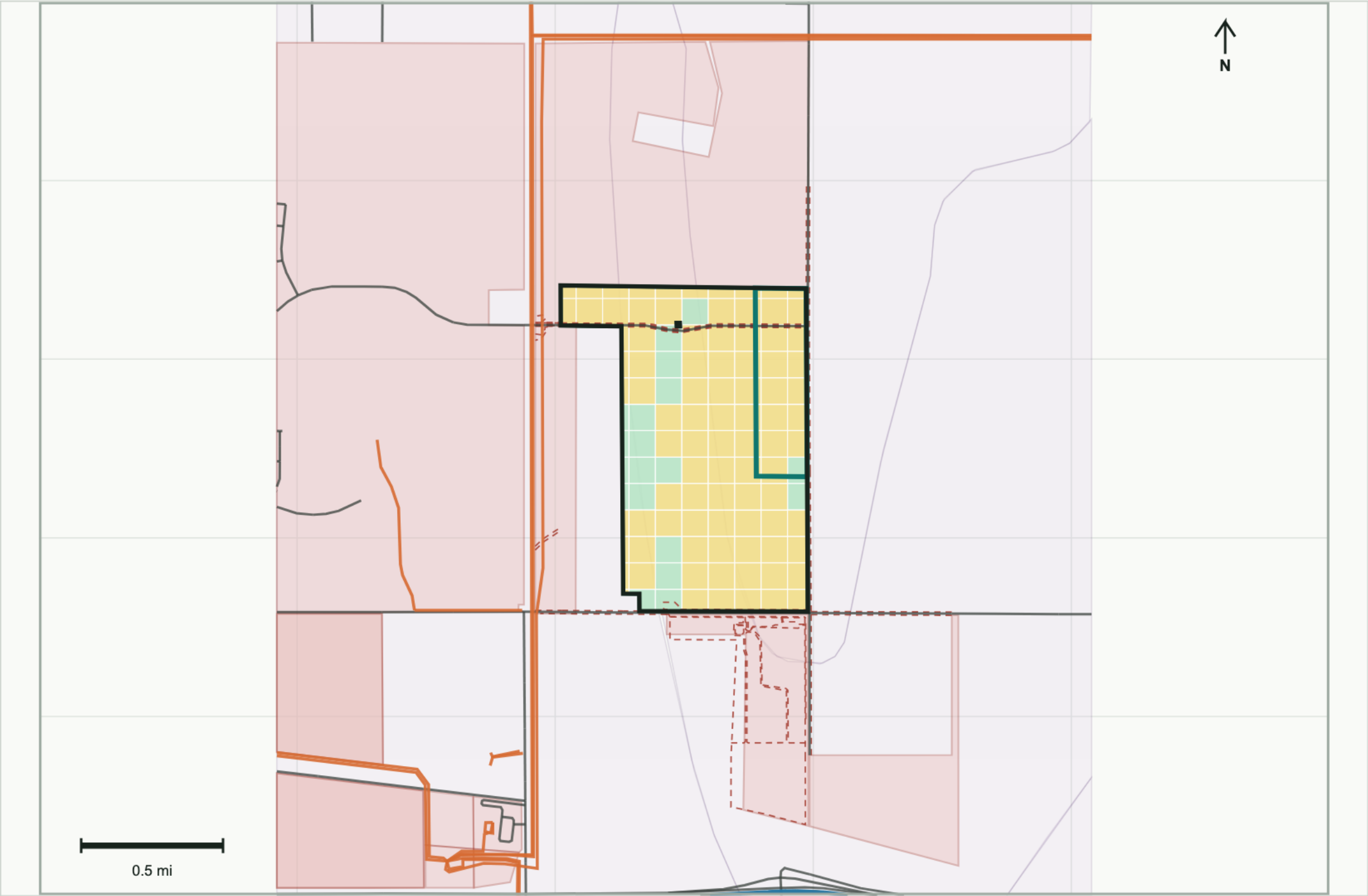
The ranking is useful because it tells the team where to investigate first - and where not to spend yet.

PUBLIC EVIDENCE

County parcel geometry; official zoning and municipal context; derived infrastructure distances; policy-aware review queue.

First review candidate: local screen

Terrain, mapped corridors, access context, easements, and aviation overlays



76-acre tract outline 0-2% slope 2-5% slope Fiber proxy Transmission Easement / aviation

Current parcel read

- 493 broader-screen acres; 110 3DEP samples; 2.8% modeled mean slope.
- Official 2026 deed: a recorded 76-acre site inside the broader review envelope; displayed extent is deed-derived, not surveyed.
- 493 broader-screen acres in the coarse envelope at or below 5% slope; not buildable-acreage proof.
- Recorded-tract boundary leads: fiber 1.46 mi; transmission 0.75 mi; water boundary 1.38 mi. No service is established.

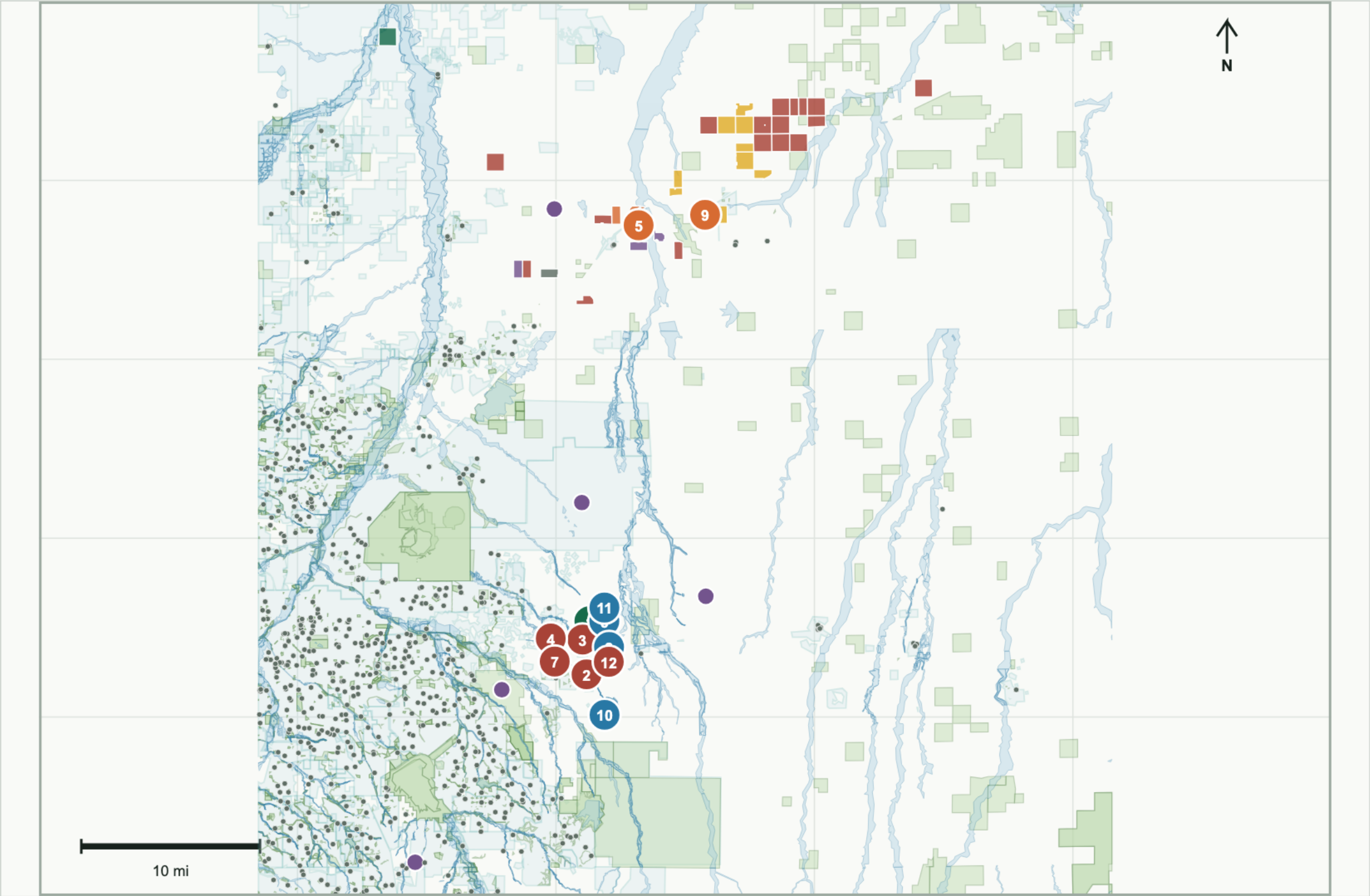
The map supports continued diligence. Survey, drainage, geotechnical work, title, legal access, and provider evidence still control.

PUBLIC EVIDENCE

USGS 3DEP; Aurora aerial, zoning, street, ROW/easement, airport and noise GIS; HIFLD/CDOT infrastructure context.

Make uncertainty visible

Policy posture, flood and protected-land context, public water boundaries, schools, and airports



Decision discipline

- Public GIS can identify where a conflict or service lead may exist; it cannot establish legal effect or available capacity.
- Weld Agricultural zoning is treated as a policy hold, even where fiber and power geometry is attractive.
- Manual map review precedes provider, owner, or paid diligence. Weak cases should be parked early and documented.

The product is strongest when it shows both the opportunity and the reason a seemingly strong parcel may still stop.

PUBLIC EVIDENCE

FEMA flood hazards; PAD-US protected lands; EPA public water boundaries; Colorado schools and airports; Aurora/Weld policy screens.