

AIRPORT LAND AVAILABLE



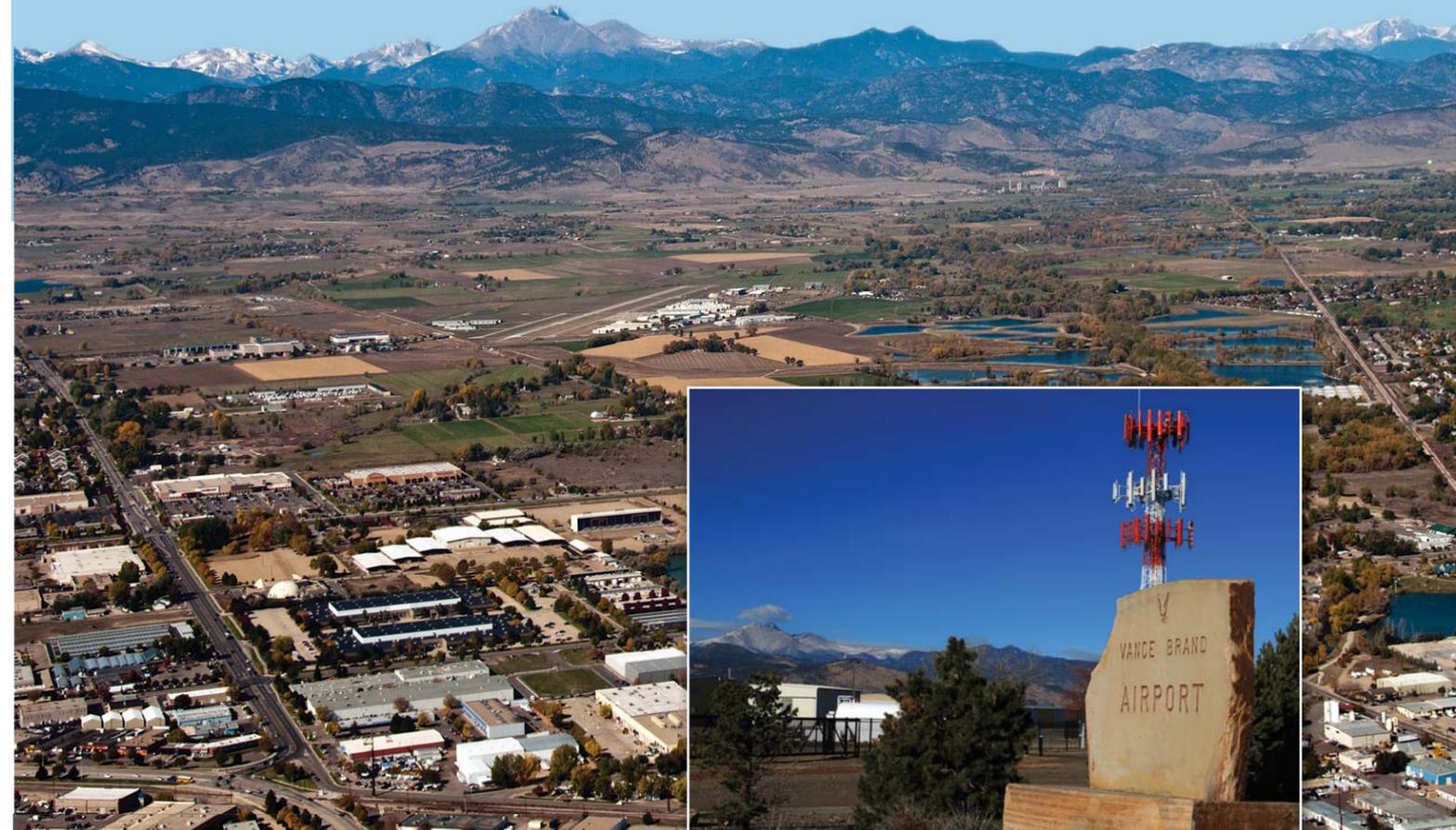
The airport's capital improvement program includes a taxiway/taxi lane to be constructed in 2018. While the layout can change depending on the needs of the client, this image shows generally the amount of work that is planned.

The City of Longmont is able and willing to work with interested tenants and potential tenants on incentives for development of this area. One such scenario could be discounted lease rates to help facilitate utility and infrastructure development. The current published lease rate is \$0.3576 per square foot for aeronautical use. However, it is easily justified to reduce such rates for undeveloped property in return for certain investments made by tenants interested in assisting with infrastructure and utility development.

The City of Longmont and Vance Brand Airport invite you to give serious consideration to locating at one of the best general aviation airports in Colorado.

Contact the airport manager at David.Slayter@LongmontColorado.gov or 303- 651-8431

VANCE BRAND AIRPORT
229 Airport Road
Longmont, Colorado 80503
LongmontColorado.gov/airport



AIRPORT LAND DEVELOPMENT

new construction and expansion opportunity



AIRPORT LAND AVAILABLE *for development and expansion*

VANCE BRAND AIRPORT

is located in Longmont, Boulder County, Colorado, approximately three miles west of downtown Longmont. The airport holds the designation of Airport Development Zone, which offers incentives to businesses that manufacture aircraft and aircraft parts.

Vance Brand Airport has more than 300 based aircraft and exceeds 70,000 flight operations annually. Additionally, Vance Brand Airport has available more than 40 acres of land for your development or expansion needs. The property is situated on the southwest side of the airport in a prime location for any operator type. Due to easy access to the runway infrastructure, as well as to roadways, the location is well situated for your and your clients' needs.

Runway 11/29 is currently 4,799' X 75' with medium intensity runway lights. The City of Longmont is working with both the Federal Aviation Administration (FAA) and the Colorado Department of Transportation - Division of Aeronautics to extend the runway. In the meantime, the airport is supplemented by three instrument approach procedures. One of the primary approaches is the RNAV (GPS) RWY 29 Approach.

With aircraft equipped for LPV approaches, the instrument approach minimums go as low as a 291' Decision Altitude. This is close to the approach minimum for many of the full ILS systems found at general aviation airports today.



City of Longmont, Colorado



- Population - 91,911
- Households - 33,500
- Median age - 35.6
- 6 dog parks
- 4 golf courses
- 5 public swimming pools
- 33 parks and nature areas
- 7 greenways
- 800 hotel/motel rooms

Boulder County has the most educated population in the country, with 56 percent of residents holding a degree and Boulder County SAT scores exceeding national averages by more than 1,000 points.

Longmont is within easy commuting distance of Boulder, Loveland, and several smaller cities that are home to employers such as IBM, Ball Corporation, National Center for Atmospheric Research, NIST, Seagate Technology, and Google, as well as the University of Colorado-Boulder and Colorado State University.

The City of Longmont has a planning project underway to determine the best layout for utilities and drainage for this area; completion is anticipated by the end of 2016. This will allow for improvement projects to bring in utilities to accommodate the development of this area, as well as ensure proper drainage for the additional stormwater outfall.