

Denver IOS Analysis - Quick Summary

For: Matt Haley, Apricus Realty Capital **From:** Michael Murray **Date:** December 6, 2025

What I Built

Automated property sourcing system for IOS investments in Adams County, Denver metro.

Data Analyzed

187,407 parcels from Adams County Assessor, Zoning, and Building Footprints

Results

Category	Count
A-grade properties (best matches)	275
B-grade properties (strong candidates)	3,770
A-grade + exact Apricus criteria	95
A/B grade + relaxed criteria	727

Scoring Based On Your Published Criteria

Your Criteria	How We Scored It	Weight
Sub 20% building coverage	Optimal at 5-15%, good up to 20%	30%
3-15 acres preferred	Optimal score for 3-15 acres	25%
Industrial zoning	I-1, I-2, I-3 score 100	20%
IOS tenant uses (truck/trailer, equipment, containers, fleet parking)	Keywords in land use scoring	15%

Deliverables

1. [denver_ios_map_a_grade.html](#) - 95 best properties (A grade + exact criteria)
2. [denver_ios_map.html](#) - 727 qualified properties (A/B + relaxed criteria)
3. [denver_ios_top_candidates.xlsx](#) - Full data with 73 columns

Maps include satellite imagery toggle - click any property for full details.

Filters Applied

Filter	Exact	Relaxed
Grade	A only	A or B
Acres	3-15	2-20
Coverage	< 20%	< 25%
Value	\$3-15M	\$2-20M

Note on Values

Used **assessed value** as proxy for \$3-15M filter. Assessed \neq market value, so properties near boundaries may still qualify.

Questions for You

- Scoring weights look right?
 - Focus on specific submarkets?
 - Need owner contact info?
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See [IOS_Scoring_Methodology.md](#) for full technical details