

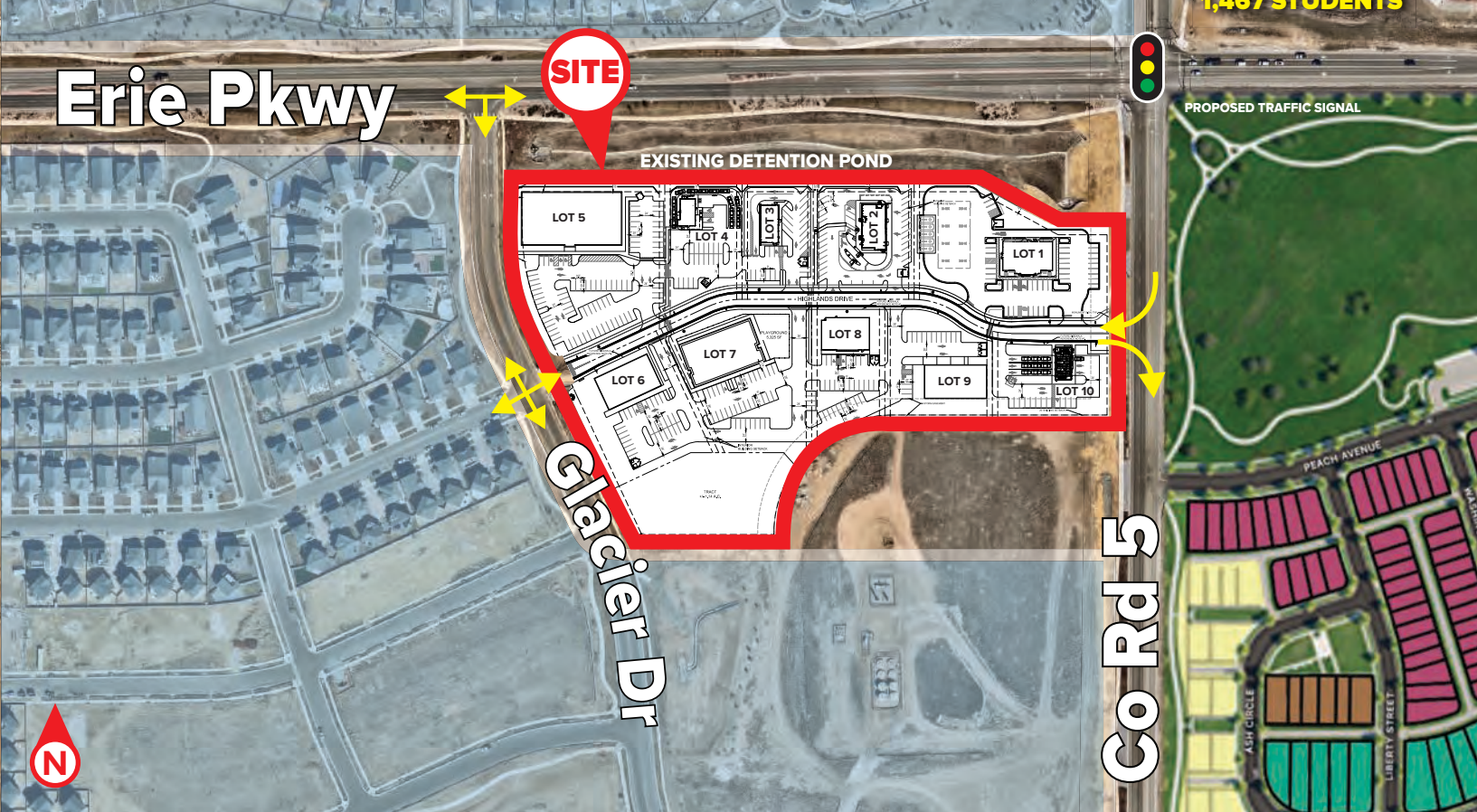
# ERIE, COLORADO

## LOCATION



# ERIE HIGHLANDS

Erie Parkway & County Road 5, Erie, CO 80516



**ERIE HIGH SCHOOL**  
1,467 STUDENTS

## DEMOGRAPHICS\*

	1 MILE	3 MILE	5 MILE
2025 EST. POPULATION	6,858	36,789	74,271
2030 PROJECTED POPULATION	7,611	40,615	81,237
2025 EST. DAYTIME POPULATION	4,825	27,464	56,552
2025 EST. AVG HH INCOME	\$207,715	\$188,187	\$187,093
2025 EST. HOUSEHOLDS	2,123	12,383	25,808
2025 EST. BUSINESSES	28	648	1,402

## TRAFFIC

**ERIE PARKWAY**  
12,629 VEHICLES PER DAY

**COUNTY ROAD 5**  
3,432 VEHICLES PER DAY

## Christopher Burton

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## HIGHLIGHTS

**PROMINENT LOTS AVAILABLE IN HIGH-GROWTH AREA 2 MILES WEST OF I-25**

**ZONED COMMUNITY COMMERCIAL IN TOWN OF ERIE**

**FASTEST GROWING TOWN IN THE NORTHERN SUBURBS**

**ADJACENT TO ERIE HIGH SCHOOL WITH 1,467 STUDENTS**

**13,316 HOUSING UNITS ARE UNDER CONSTRUCTION IN ERIE**

**STRONG HOUSEHOLD INCOMES WITH +/- \$200K WITHIN A 5-MILE RADIUS**

\* Demographics and traffic data provided by Sites USA.

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# ERIE HIGHLANDS



Erie Pkwy

12,629 vpd

Erie Pkwy



Co Rd 5

Glacier Dr

3,432 vpd



AVAILABLE  
 DEAL PENDING

LOT 1	1.98 AC	QUIKTRIP – FUEL / C-STORE
LOT 2	0.93 AC	MCDONALD'S – BURGER QSR
LOT 3	0.66 AC	CHIPOTLE - QSR
LOT 4	0.78 AC	BLACK ROCK – COFFEE
LOT 5	1.94 AC	DEAL PENDING – MOB
LOT 6	1.12 AC	AVAILABLE
LOT 7	1.48 AC	AVAILABLE
LOT 8	0.79 AC	AVAILABLE
LOT 9	0.98 AC	AVAILABLE
PAD 10	0.91 AC	VALVOLINE – OIL SERVICE



TRACT +/- 1.14 A.C.

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

Valvoline

QT  
QuikTrip

McDonald's

CHIPOTLE  
MEXICAN GRILL

BLACK ROCK  
COFFEE BAR

LOT 4

LOT 3

LOT 2

LOT 1

LOT 5

PLAYGROUND  
5,325 SF

HIGHLANDS DRIVE

INTERIOR  
BUILDING SETBACK

FUTURE SIDEWALK  
REFERENCE NOTE #7

MONUMENT SIGN, TYP.

STORM EASEMENT

FUTURE SIDEWALK  
REFERENCE NOTE #7

**DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE LANDLORD AGENCY, TENANT AGENCY OR TRANSACTION-BROKERAGE.**

**BROKERAGE DISCLOSURE TO TENANT DEFINITIONS OF WORKING RELATIONSHIPS**

For purposes of this document, landlord includes sublandlord and tenant includes subtenant.

**Landlord's Agent:** A landlord's agent works solely on behalf of the landlord to promote the interests of the landlord with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the landlord. The landlord's agent must disclose to potential tenants all adverse material facts actually known by the landlord's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the landlord.

**Tenant's Agent:** A tenant's agent works solely on behalf of the tenant to promote the interests of the tenant with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the tenant. The tenant's agent must disclose to potential landlords all adverse material facts actually known by the tenant's agent, including the tenant's financial ability to perform the terms of the transaction and, if a residential property, whether the tenant intends to occupy the property. A separate written tenant agency agreement is required which sets forth the duties and obligations of the broker and the tenant.

**Transaction-Broker:** A transaction-broker assists the tenant or landlord or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a tenant's financial ability to perform the terms of a transaction and, if a residential property, whether the tenant intends to occupy the property. No written agreement is required.

**Customer:** A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

**RELATIONSHIP BETWEEN BROKER AND TENANT**

Broker and Tenant referenced below have NOT entered into a tenant agency agreement. The working relationship specified below is for a specific property described as: Erie Parkway & County Road 5, Erie, CO 80516 or real estate which substantially meets the following requirements:

Tenant understands that Tenant is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Tenant.

**CHECK ONE BOX ONLY:**

- Multiple-Person Firm.** Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.
- One-Person Firm.** If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

**CHECK ONE BOX ONLY:**

- Customer.** Broker is the landlord's agent landlord's transaction-broker and Tenant is a customer. Broker intends to perform the following list of tasks: • Show the premises • Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Tenant.
- Customer for Broker's Listings – Transaction-Brokerage for Other Properties.** When Broker is the landlord's agent or landlord's transaction-broker, Tenant is a customer. When Broker is not the landlord's agent or landlord's transaction-broker, Broker is a transaction-broker assisting Tenant in the transaction. Broker is not the agent of Tenant.
- Transaction-Brokerage Only.** Broker is a transaction-broker assisting the Tenant in the transaction. Broker is not the agent of Tenant.

If Broker is acting as a transaction-broker, Tenant consents to Broker's disclosure of Tenant's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee shall not further disclose such information without consent of Tenant, or use such information to the detriment of Tenant.

**THIS IS NOT A CONTRACT.**

If this is a residential transaction, the following provision applies:

**MEGAN'S LAW.** If the presence of a registered sex offender is a matter of concern to Tenant, Tenant understands that Tenant must contact local law enforcement officials regarding obtaining such information.

**TENANT ACKNOWLEDGMENT:**

Tenant acknowledges receipt of this document on 05/04/2026

\_\_\_\_\_  
Tenant

05/04/2026, Broker provided \_\_\_\_\_ (Tenant) with this document via \_\_\_\_\_ and retained a copy for Broker's records.

Brokerage Firm's Name: **Legend Partners, LLP**

\_\_\_\_\_  
Broker

**BDB24-10-19. BROKERAGE DISCLOSURE TO BUYER**

**DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.**

**DEFINITIONS OF WORKING RELATIONSHIPS**

For purposes of this document, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant" (which includes subtenant).

**Seller's Agent:** A seller's agent (or listing agent) works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

**Buyer's Agent:** A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

**Transaction-Broker:** A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

**Customer:** A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

**THIS IS NOT A CONTRACT.**

I acknowledge receipt of this document on 05/04/2026

\_\_\_\_\_  
Signature

On 05/04/2026, Broker provided \_\_\_\_\_ with this document via \_\_\_\_\_ and retained a copy for Broker's records.

Brokerage Firm's Name: **Legend Partners, LLP**

\_\_\_\_\_  
Broker

**DD25-5-09. DEFINITIONS OF WORKING RELATIONSHIPS**