

PROPERTY FEATURES

- 3.422 AC Commercial / Mixed-Use / Retail for Sale or Build-to-Suit - **Delivered with Extensive Improvements**
- Subdivision to 1 AC Lots Possible
- Excellent Location for Restaurants, Retail, Office, Medical and Neighborhood Services
- Adjacent to 70 New Luxury Town Home Apartments
- Strong and Growing Traffic Counts on Hess Road and Molsenbocker Road
- Pedestrian / Bicycle Path Connection to Cherry Creek Trail

PROPERTY DETAILS

LOT INFORMATION	3.422 Acres m/l
PRICE	\$2,384,997.00 (\$16.00 / SF)
SALE TYPE	Bulk Sale / Build-to-Suit
PARKING	98 Parking Spaces
ZONING	MN - Mixed-Use Neighborhood
WATER / SAN	Parker Water & Sanitation
GAS / ELECTRIC	Xcel Energy / CORE
CITY / COUNTY	Parker / Douglas
FRONTAGE	875' on Hess Road 475' on Molsenbocker Rd.

DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	36,829	\$141,755	\$576,919
5 Mile	129,929	\$153,230	\$636,187
10 Mile	498,823	\$153,015	\$643,107

PARKER MARKET SERVICE AREA

- Parker, CO consists of two zip codes (80134 & 80138) delivering ±111,000 Residents.
- 80134 is the 1st Most Populous Zip Code in the State of Colorado out of 513 Zip Codes.

TRAFFIC COUNTS

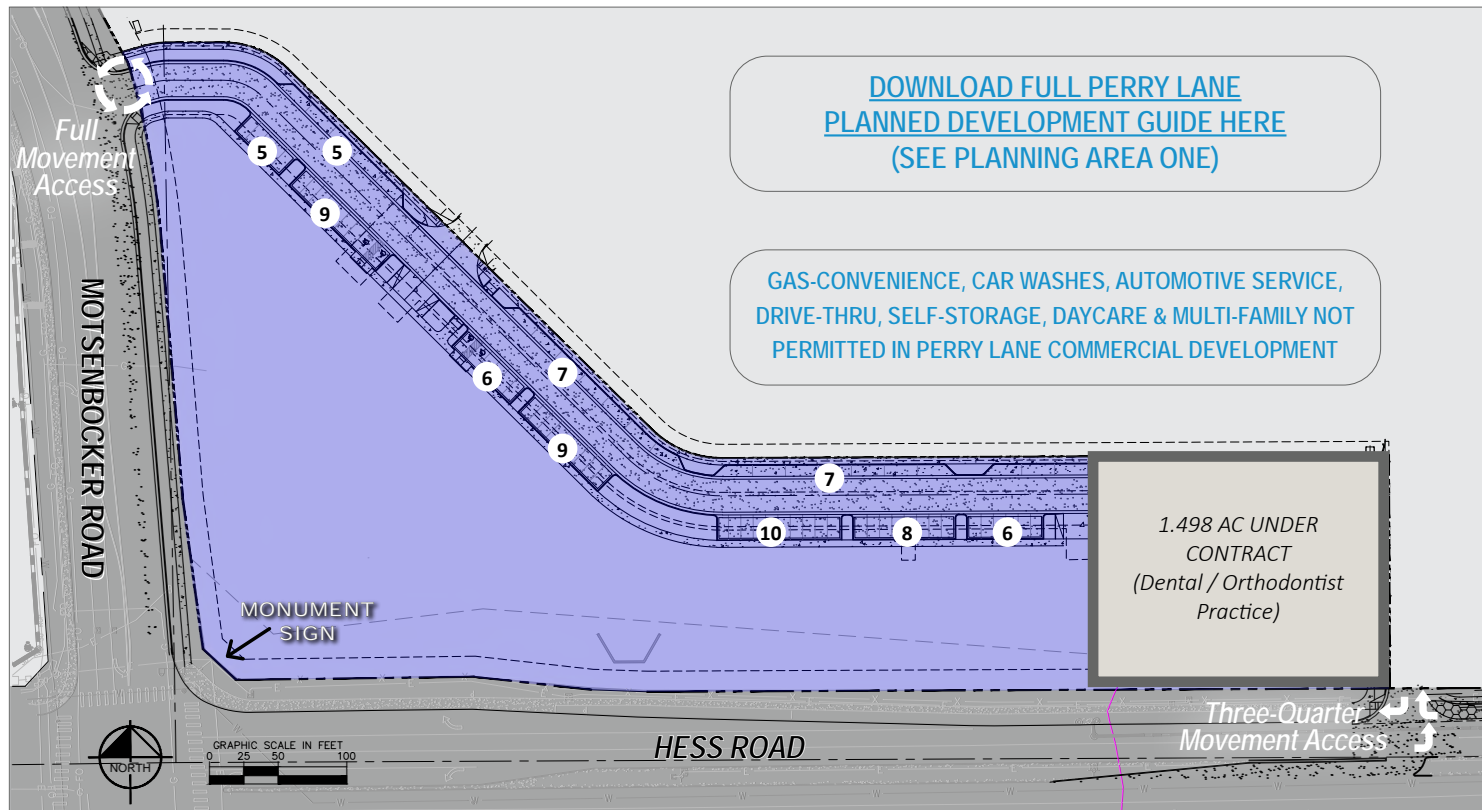
Vehicles Per Day (VPD)
Approx. 15,000 VPD at Hess & Molsenbocker
Approx. 42,000 VPD at Hess & Parker Rd.
Approx. 69,000 VPD along Parker Rd.

BULK LAND / LOTS FOR SALE / BUILD-TO-SUIT

NORTHEAST CORNER OF HESS RD. & MOTSENBOCKER, PARKER, CO

TREVEY
COMMERCIAL

DEVELOPMENT / CONCEPT PLAN



CONCEPTUAL COMMERCIAL BUILDING RENDERING



DEVELOPER IMPROVEMENTS / CONDITION OF DELIVERY

- **GRADING:**
 - Rough graded and ready for construction
- **WATER AND SANITATION IMPROVEMENTS:**
 - Payment of water inclusion and impact fees (not including tap fees)
 - Main water and sewer lines complete in adjacent roadway / utility easements
- **PRIMARY INTERNAL ROAD AND PARKING IMPROVEMENTS:**
 - Completion of the primary internal road, including 98 on-street parking spaces
 - Driveway curb cuts for commercial access
- **SIDEWALK IMPROVEMENTS:**
 - Installation of a sidewalk adjacent to the primary internal on commercial parcel
 - Completion of sidewalks along Hess Road and Molsenbocker Road
- **STORMWATER MANAGEMENT IMPROVEMENTS:**
 - Construction of off-site stormwater detention pond
- **OFF-SITE ROADWAY IMPROVEMENTS:**
 - Deceleration lane on northbound Molsenbocker
 - Left-turn entry lane on eastbound Hess Road (new $\frac{3}{4}$ movement intersection)
 - Improvements to right-turn / acceleration lane on westbound Hess Road
- **PARK DEDICATION FULFILLMENT:**
 - Internal park constructed and dedicated for Perry Lane project & public use

TOWNHOME RENDERINGS

