

Marcus & Millichap
THE KRAMER GROUP



OFFERING MEMORANDUM

PARKER INDUSTRIAL CONDO UNIT 132

10262 DRANSFELDT PL, PARKER, CO 80134

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

MNET ACTIVITY ID: ZAH0050202

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EXECUTIVE SUMMARY

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PARKER INDUSTRIAL CONDO UNIT 132
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\$1,100,000
OFFERING PRICE

2025
YEAR BUILT

3,065 SF
BUILDING SF

\$358.89
PRICE PER SF

0.92 AC
LOT SIZE





THE OFFERING

The Kramer Group of Marcus & Millichap is pleased to present the exclusive listing of Parker Industrial Condo Unit 132, located at 10262 Dransfeldt Place in Parker, Colorado. The unit consists of 3,065 square feet with a 500-square-foot mezzanine, offering a premium, turnkey space designed for users seeking flexibility, privacy, and control over their environment.

Whether utilized as a business workspace, private office, showroom, or personal retreat, the space provides a highly customizable layout tailored to fit a wide range of uses. Features include 23-foot clear height, a 14' x 14' overhead door, three-phase power, and a private restroom. Ownership offers a compelling alternative to leasing or working from home, allowing users to create a dedicated space aligned with their needs while building long-term equity. Overall, this property presents an exceptional opportunity to own a versatile and well-equipped industrial space in a highly desirable location.

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PROPERTY HIGHLIGHTS



Premium Turnkey Industrial Condo Offering Flexible and Customizable Workspace Options



Features Include 23-Foot Clear Height, 14' X 14' Overhead Door, and Three-Phase Power



Attractive 3,065 SF Unit with 500 SF Mezzanine Designed for Efficiency and Functionality



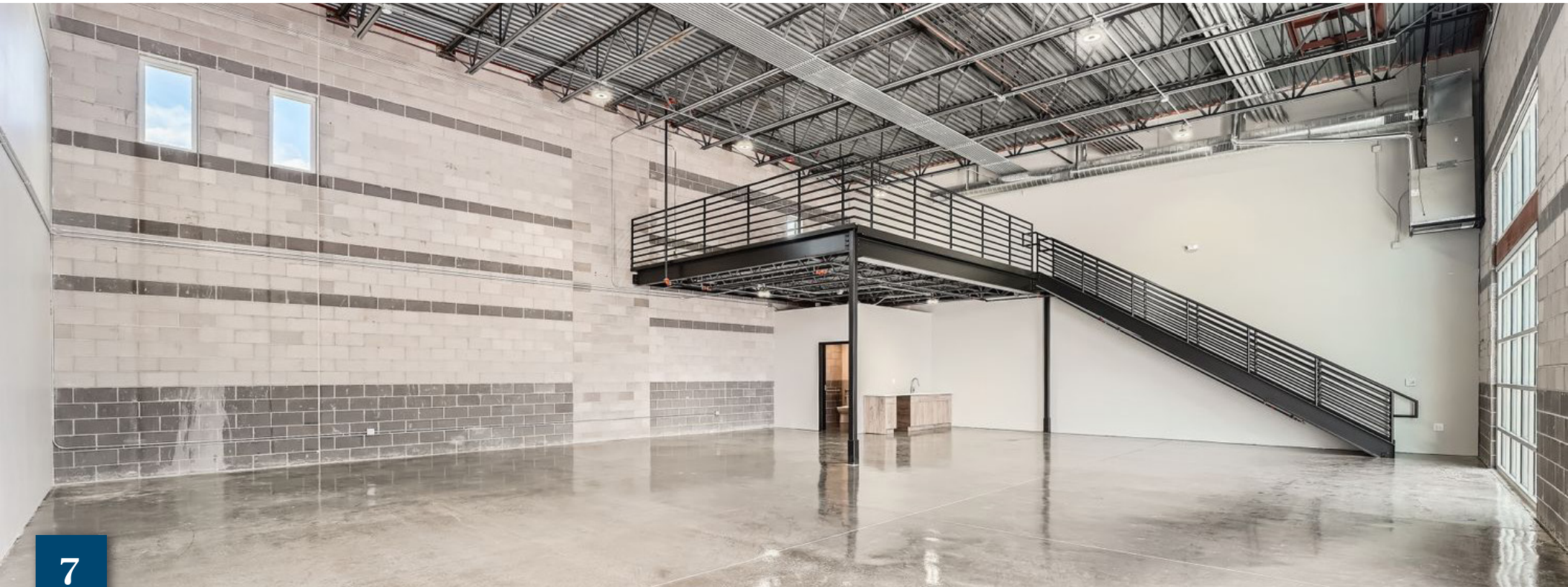
Ownership Opportunity Providing Privacy, Control, and Long-Term Equity Potential

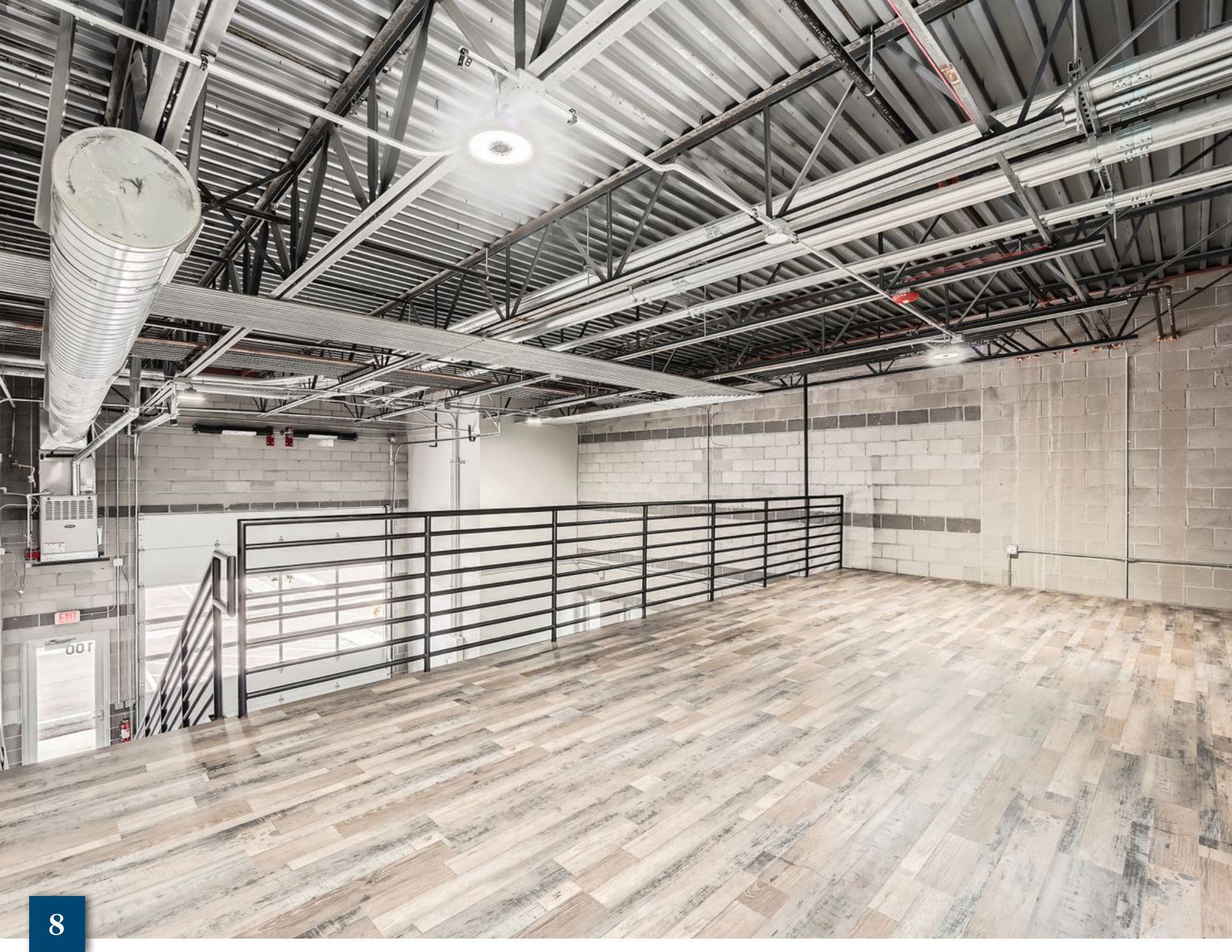


CAM Budget Monthly - \$823



Taxes Monthly - \$641





SECTION

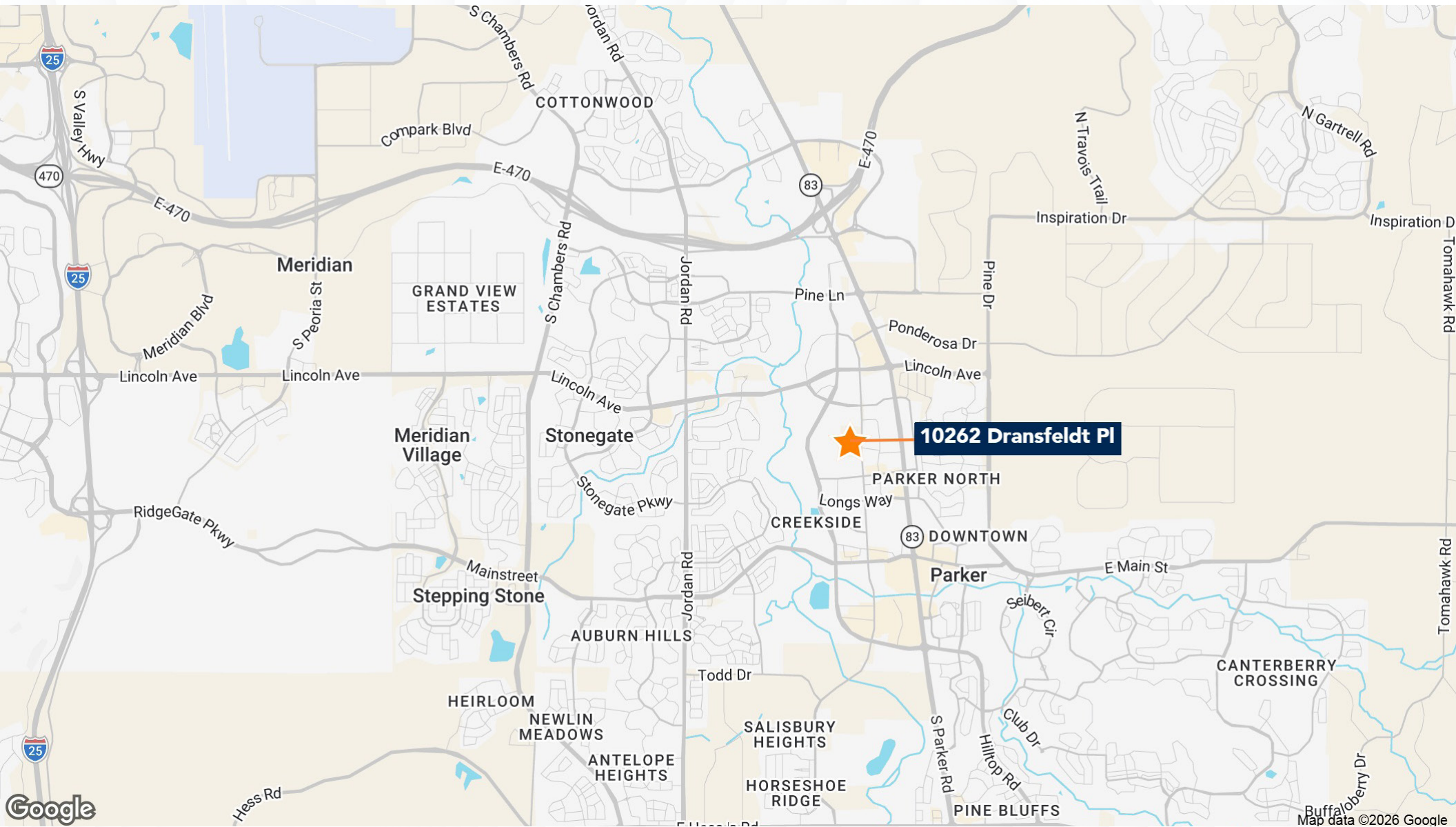
2

STRATEGIC LOCATION

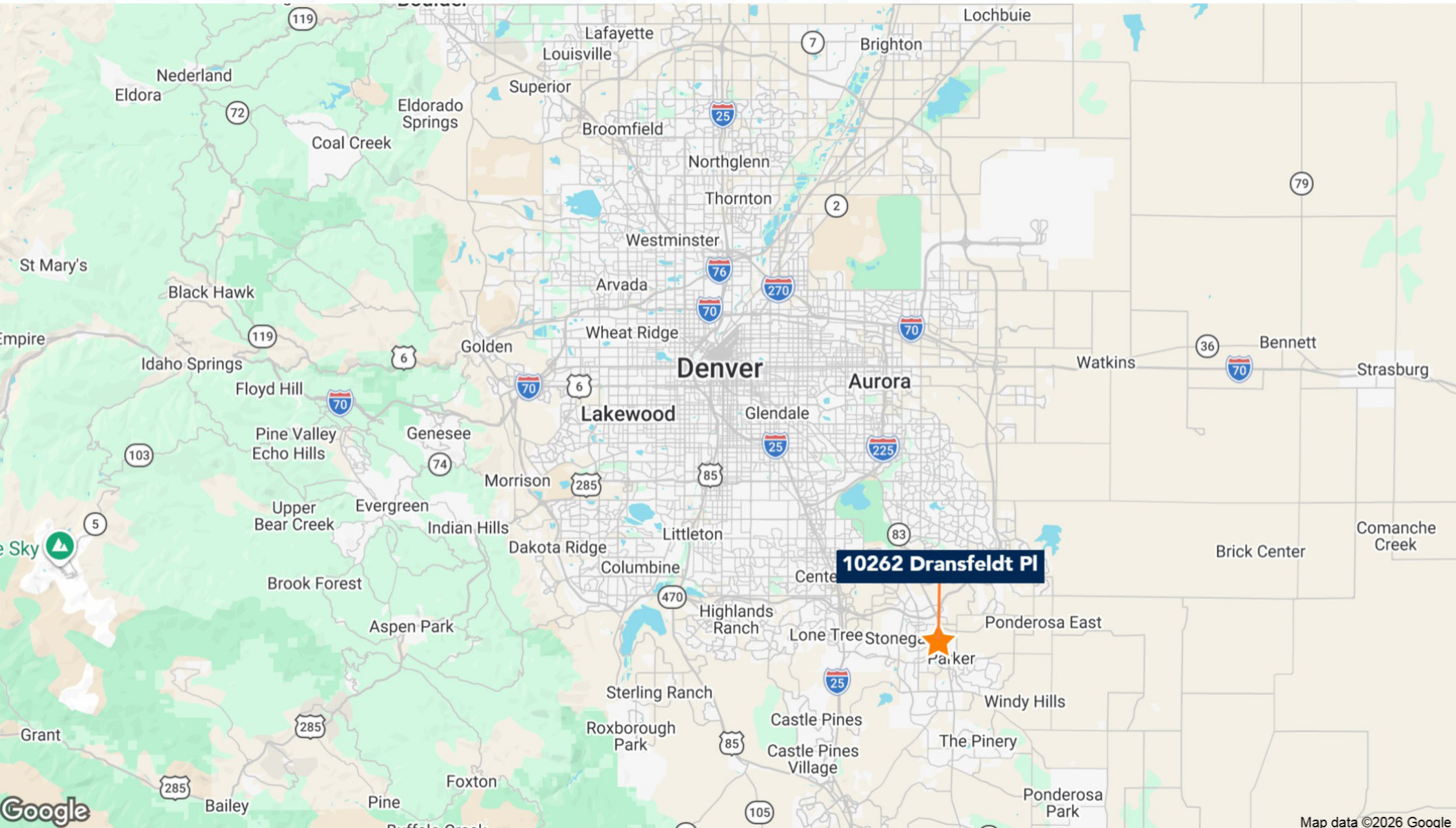
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LOCAL MAP



REGIONAL MAP



RETAILER MAP



Kentucky Fried Chicken | **ME** Massage Envy | **WAXING THE CITY** | **GREASE MONKEY**
noodles & company | **SUBWAY** | **Starbucks** | **COLD STONE CREAMERY**
TACO BELL | **Red Robin** | **KING Scooperia** | **ADVANCE AUTO PARTS** | **SONIC**

Andy's Frozen Custard | **MURDOCH'S** | **ENSTEIN BROS. BAGELS** | **Audi**
TRIVIA MADNESS | **BLACK ROCK COFFEE BAR** | **WING STOP** | **Rita's**
DUNKIN' | **jiffylube** | **Jersey Mike's SUBS** | **Starbucks**
Arbys | **SPROUTS FARMERS MARKET** | **NAPA** | **DISCOUNT TIRE**
AutoZone | **LOWE'S** | **PAPA MURPHY'S**

CRASHCHAMPIONS | **Dutch Bros** | **BIG O TIRES**
Builders FirstSource | **Waffle House**
Sherwin-Williams | **Firestone** | **PARKER NORTH**
O'Reilly Auto Parts
Pizza Hut
PAPAJOHNS | **TACO BELL**

PARCEL MAP



MARKET OVERVIEW

PARKER, CO

Parker, Colorado, is a rapidly growing suburb located approximately 20 miles southeast of Denver that serves as a key residential and prospering economic hub in the Denver metropolitan area. With a population of nearly 70,000 residents, Parker is known for its high quality of life, high income earning residents, growing population and the Colorado Golf Club which hosted the 2010 PGA Championship.

New developments and modern amenities in Parker and Castle Rock have significantly enhanced the area's appeal as a desirable place to live and work. These developments are transforming the local landscape, providing modern housing options and expanding economic opportunities. The area's proximity to Denver and the Denver Tech Center makes it an attractive location for commercial real estate investment.

There has been a surging population base in Parker, which has grown nearly 30 percent between 2013 and 2023. The town has invested in expanding its infrastructure, including the Parker Road and E-470 interchange, which has improved connectivity to the broader Denver area by expanding the E-470 mainline. Parker is known for its affluent resident base, with household incomes significantly higher than the national average.

The median household income in Parker is approximately \$126,615 with a median home value of around \$710,000. This area's economic prosperity and wealth is reflected by the fact that Douglas County, where Parker is located, is the 8th wealthiest county in the United States.

The town boasts high levels of education, with over 55 percent of residents holding a bachelor's degree or higher. This educated workforce makes the area economically vital and attracts businesses looking for skilled talent. Additionally, Parker is known for its low crime rates, making it a safe, peaceful and desirable place to live.

- *Positioned in one of the fastest-growing counties in the U.S.*
- *New developments in single-family residential, multifamily, retail and industrial sectors*
- *Close to Denver and the Denver Tech Center*
- *Douglas County is the 8th wealthiest county in the U.S.*
- *Highly educated population with low crime rates*



PARKER, CO

DEMOGRAPHICS

7,592

2025 POPULATION
WITHIN 1 MILE

79,996

2025 POPULATION
WITHIN 3 MILES

133,863

2025 POPULATION
WITHIN 5 MILES

37

MEDIAN AGE
WITHIN 1 MILE

\$141,967

AVERAGE HOUSEHOLD
INCOME WITHIN 1 MILE

\$163,263

AVERAGE HOUSEHOLD
INCOME WITHIN 3 MILES

2,996

2025 TOTAL HOUSEHOLDS
WITHIN 1 MILE

29,750

2025 TOTAL HOUSEHOLDS
WITHIN 3 MILES

2.6

AVERAGE HOUSEHOLD
SIZE WITHIN 1 MILE

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

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

Seller's Agent: A seller's 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.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as:

_____ or real estate which substantially meets the following requirements:
_____.

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

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 seller's agent seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: Show a property Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

Transaction-Brokerage Only. Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer.

Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

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 Buyer, Buyer understands that Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document on _____.

Buyer

Buyer

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Buyer) with this document via _____ and retained a copy for Broker's records.

Brokerage Firm's Name: Marcus & Millichap Real Estate Investment Services of Atlanta, Inc.


Broker

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