



## OFFERING MEMORANDUM



**351 HWY 285**

FAIRPLAY, CO 80440

**OFFERED BY:**

**RYAN FLOYD**  
Broker  
720.335.1469  
[rfloyd@khcommercial.com](mailto:rfloyd@khcommercial.com)

**ZACHARY BIERMAN**  
Broker  
720.261.8804  
[zach@khcommercial.com](mailto:zach@khcommercial.com)

**KAUFMAN HAGAN**  
COMMERCIAL REAL ESTATE

# DISCLOSURE & CONFIDENTIALITY AGREEMENT

The Owner has engaged Kaufman Hagan Commercial Real Estate (“KH”) to openly represent them on the sale of the Commercial Property known as 351 Hwy 285 Fairplay, CO 80440 (“Property”). The Owner has directed that all inquiries and communications with respect to the contemplated sale of such Property be directed to KH.

Marketing Information and the contents, except such information that is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Marketing Information, Recipient agrees that he or she will hold and treat it in the strictest confidence, that you will not disclose the Marketing Information or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or KH and that you will not use the Marketing Information or any of the contents in any fashion or manner detrimental to the interest of Owner.

The recipient further agrees that all information received in written form will be returned if the transaction does not fully consummate.

The recipient further agrees that this confidentiality agreement shall survive the consummation or lack of consummation of the transaction and shall be binding upon its agents, successors, and assigns and insures to the benefit of the Owner and its agents, successors and assigns.

The recipient further agrees to save and hold harmless KH, its agents, successors and assigns and the Owner and its agents, successors and assigns, from any such actions or cause of actions which may arise as a result of a violation of the provisions of this agreement.

The enclosed information (and any supplemental materials provided to a prospective purchaser) has been obtained by sources believed reliable. While KH does not doubt its accuracy, we have not verified it and neither we nor the Owner make any guarantee, warranty or representation of any kind or nature about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example and do not represent past, current or future performance of the property. The value of this transaction to you depends on many considerations, including tax and other factors, which should be evaluated by you and your tax, financial and legal advisors. You and your advisors should conduct a careful and independent investigation of the property to determine to your satisfaction the suitability of the property and the quality of its tenancy for your records.

The Evaluation Material furnished to Buyer will not be used by Buyer for any purpose other than for evaluating a possible transaction involving the Property with the Owner. KH represents the owner and does not allow any sub agency to any other broker. KH has no power or authority in any way to bind the Owner with respect to a transaction involving the Property.



1. PROPERTY OVERVIEW
2. FINANCIAL ANALYSIS
3. KAUFMAN HAGAN



# PROPERTY OVERVIEW

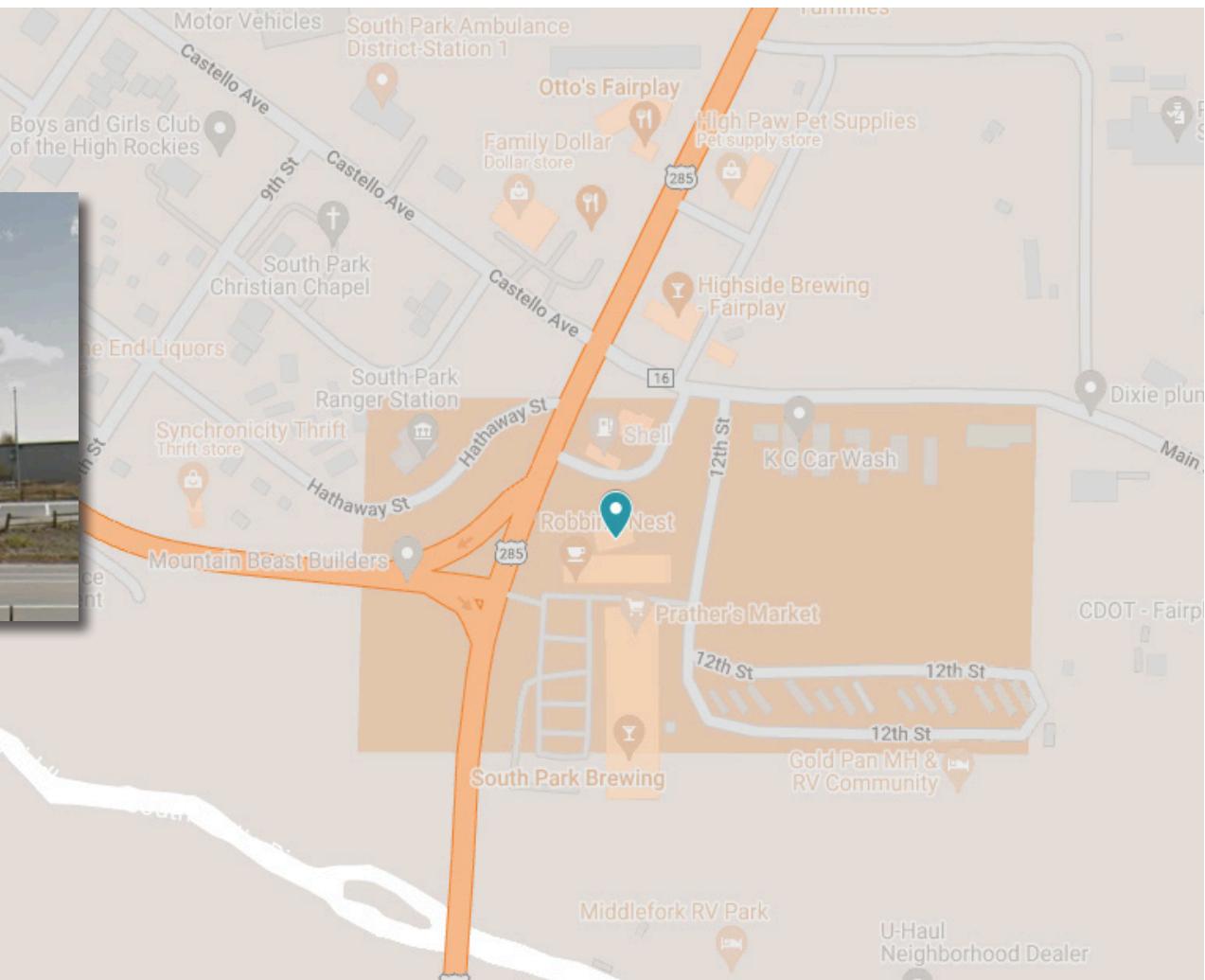


# 351 HWY 285

FAIRPLAY, CO 80440



County	Park
Year Built	1980
# Buildings	1
# Stories	1
Construction	Brick
Roof Type	Pitched
Gross Building SF	3,336
Lot Size	1.18 Acres
Heating	Yes
Air Conditioning	Yes
Water/Sewer	Master
Gas/Electric	Master



## PROPERTY HIGHLIGHTS

- Located at the busy intersection of Highway 285 and Main Street in Fairplay
- Frontage on Highway 285
- Zoned Commercial



# PROPERTY IMAGES



# FINANCIAL ANALYSIS



# INVESTMENT ANALYSIS

PURCHASE PRICE: \$999,000

Lot Size: 51,529 SF

Price Per SF: \$19.39

Zoning: Commercial



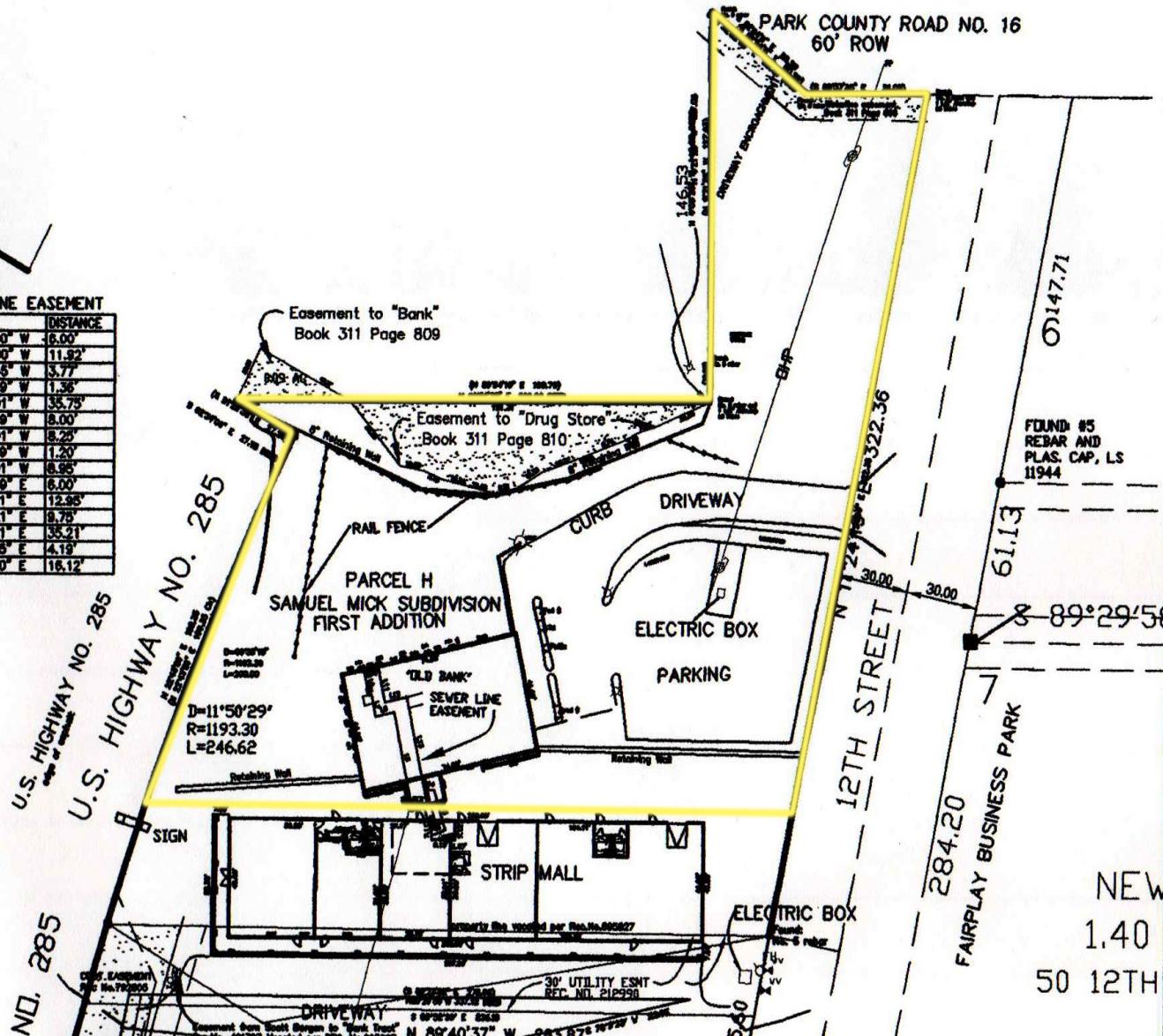
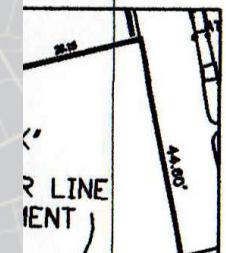
# IMPROVEMENT LOCATION CERTIFICATE

S SHOWN  
ITH  
S UNLESS  
RTY LINES

SEWER LINE EASEMENT		
LINE	BEARING	DISTANCE
L1	S 72°28'00" W	16.00'
L2	N 17°35'00" W	11.92'
L3	N 87°38'45" W	3.77'
L4	S 77°38'59" W	1.36'
L5	N 122°10'01" W	35.75'
L6	S 77°38'59" W	8.00'
L7	N 122°10'01" W	8.25'
L8	S 77°38'59" W	1.20'
L9	N 122°10'01" W	8.85'
L10	N 77°38'59" E	6.00'
L11	S 122°10'01" E	12.98'
L12	N 77°21'21" E	8.75'
L13	S 122°10'01" E	35.21'
L14	S 87°38'45" E	4.18'
L15	S 17°35'00" E	16.12'

- POWERPOLE
- SIGN
- WATER VALVE
- LIGHT POLE
- FIRE HYDRANT
- MANHOLE

D=8°20'17"  
R=1193.30



## LEGAL DESCRIPT

THE LAND REFER  
THE COUNTY OF  
OF COLORADO, /  
PARCEL ONE:  
Parcel C, a Res  
Subdivision, acc  
Office of the Cl  
October 19, 201  
County of Park,  
For Information  
Tax ID No.: R00  
PARCEL TWO:  
Parcel B1, Res  
Subdivision, acc  
Office of the Cl  
October 19, 201  
County of Park,  
For Information  
Tax ID No.: R00  
PARCEL THREE:  
Parcel B2, a Res  
Subdivision, acc  
Office of the Cl  
October 19, 201  
County of Park,  
For Information  
Tax ID No.: R00  
PARCEL FOUR:  
Parcel A, Samuel  
Plat recorded Fe  
No. 695927, EXC  
of Transportation  
Reception No. 75  
For Information  
Tax ID No.: R00  
PARCEL FIVE:  
Parcel H, Samuel  
Plat recorded Fe  
No. 695927, EXC  
of Transportation  
Reception No. 75  
For Information  
Tax ID No.: R00

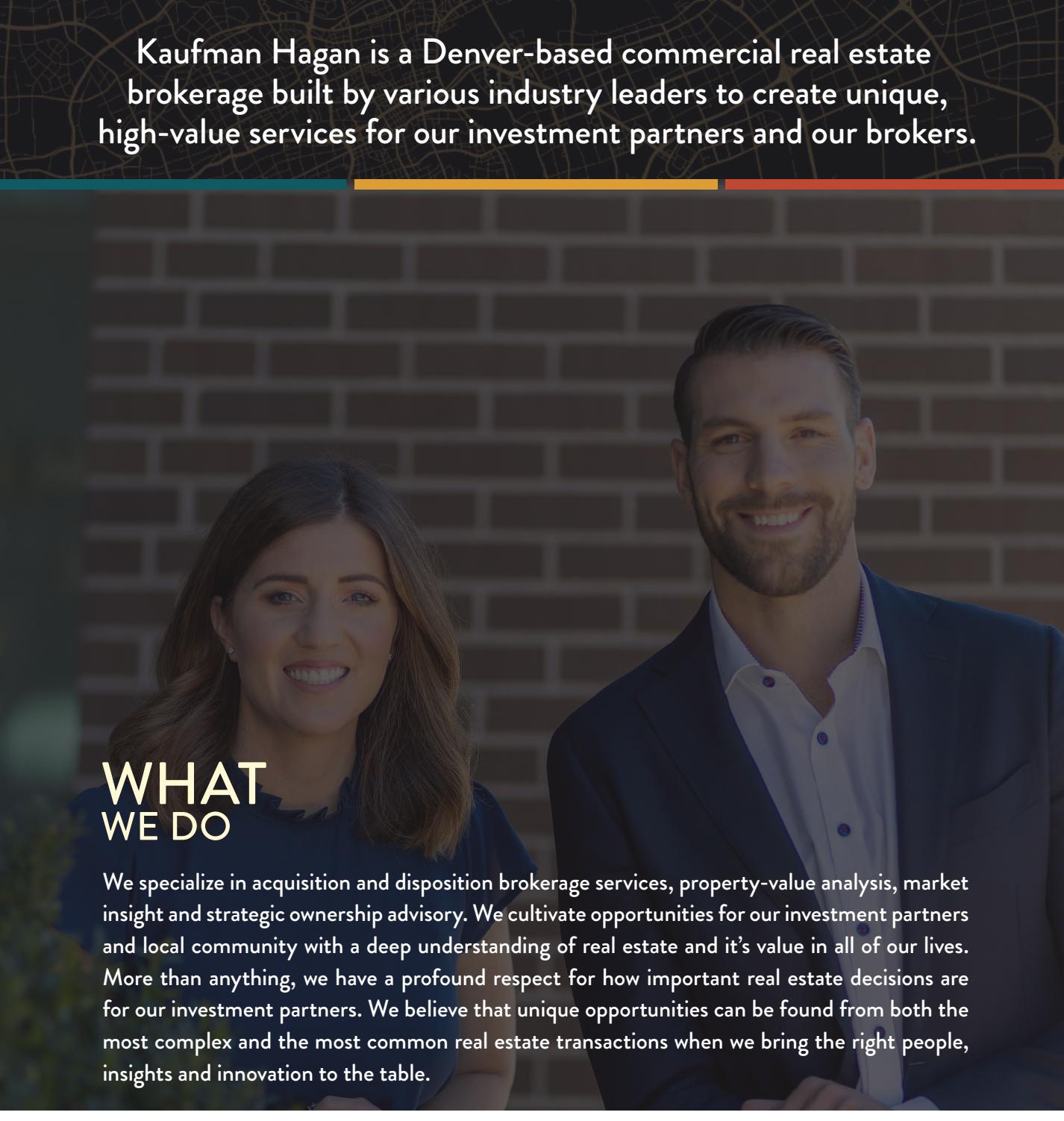
SEWER LINE EASEN  
BUILDING"

A SEWER LIN  
H, SAMUEL MICK S  
RECEPTION NO. 69

# KAUFMAN HAGAN

## COMMERCIAL REAL ESTATE





Kaufman Hagan is a Denver-based commercial real estate brokerage built by various industry leaders to create unique, high-value services for our investment partners and our brokers.



## WHO WE ARE

Kaufman Hagan is a commercial real estate brokerage built by various industry leaders to create unique, high-value services for our investment partners and our brokers. Together, our team's unique perspective and high-tech approach enables our ability to unlock the potential of real estate and create meaningful impact. Our success is measured by the lasting relationships and trust built with our lifelong investment partners.

## WHAT WE DO

We specialize in acquisition and disposition brokerage services, property-value analysis, market insight and strategic ownership advisory. We cultivate opportunities for our investment partners and local community with a deep understanding of real estate and its value in all of our lives. More than anything, we have a profound respect for how important real estate decisions are for our investment partners. We believe that unique opportunities can be found from both the most complex and the most common real estate transactions when we bring the right people, insights and innovation to the table.

## WHAT WE ARE NOT

Egos in suits. We are not unappreciative, commission-focused brokers with limited or single-deal focused mindsets. We do not take shortcuts, skip over details or take the easy way out.



**BRANDON KAUFMAN**  
PRINCIPAL +  
SENIOR ADVISOR



**TEAL HAGAN**  
PRINCIPAL +  
EMPLOYING BROKER



**KEVIN WOOLSEY**  
BROKER



**GUNNAR WILSON**  
BROKER



**WILL SCHERMAN**  
BROKER



**ANDREW VOLLERT**  
BROKER



**RYAN FLOYD**  
BROKER



**COLBY CONSTANTINE**  
BROKER



**JEFF GIBBS**  
BROKER



**ZACHARY BIERMAN**  
BROKER



**KATON PATEL**  
BROKER



**HALEY FORD**  
DIRECTOR OF MARKETING

## CORE VALUES

### ► DRIVING DISPROPORTIONATE VALUE

We believe in providing more than monetary returns to our investment partners.

### ► INNOVATION

We leverage technology to create thoughtful processes and systems.

### ► PROSPERITY

We create opportunities from complex to common real estate transactions for the benefit of our partners and local community.

### ► PERSEVERANCE & PASSION

We value dedication and commitment to even the smallest details.

### ► SERVANT LEADERSHIP

We've flipped the standard org chart. Our leaders are fully integrated in day to day operations, supporting and encouraging our team from the ground up, acting as a foundation for growth.

### ► TEAM MENTALITY

We value championships over MVP's. We view our brokers as team members and our clients as investment partners, creating a community that works together to accomplish goals.

BROKERED SALES

**\$600M+**

CLOSED TO DATE

COMBINED EXPERIENCE

**70+**

YEARS

TRANSACTION VALUE

**\$106M**

CURRENTLY ACTIVE

# Ryan Floyd

## BROKER

Ryan is a seasoned real estate broker well-versed in transactions across all commercial asset classes. Ryan has a proven track record of transforming “one off” investors into multi-transaction clients and quickly growing market share from scratch.

He excels in developing processes and systems that streamline deal-making, even crafting a top-notch CRM for real estate professionals to optimize every facet of their business. With an impressive portfolio of 550+ end-to-end transactions, Ryan consistently ensures a smooth and efficient process for clients.

Ryan is the father of three teenage boys and enjoys coaching in their many sporting events on his busy weekends.



720.335.1469



[r Floyd@KHCommercial.com](mailto:r Floyd@KHCommercial.com)



LIC#: FA0400326

# Zachary Bierman

## BROKER

Zachary leverages over Twenty years as a professional to give his clients a distinctive, white-glove experience. Focusing on the last decade as a commercial broker, he combines extensive market knowledge with a deep understanding of site development and finance. He has specialized in multi-family and land acquisitions for the past three years and plans to target those core areas in the future.

Zachary prides himself on his ability to analyze data and forecast trends and works tirelessly to position his clients as advantageously as possible. He also leverages his extensive industry network to provide the best opportunities for their individual needs. As a recent addition to the Kaufman Hagan Team, Zachary is excited for the next chapter in his professional career!



 720.261.8804

 [zach@KHCommercial.com](mailto:zach@KHCommercial.com)

 LIC#: FA100030500



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**CONTACT:**

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