

100-220 PERRY STREET
ERIE, CO 80516

RESIDENTIAL DEVELOPMENT LAND

PRICE REDUCED!



CONFIDENTIAL OFFERING MEMORANDUM

**GOODMAN
COMMERCIAL**
BROKERAGE | MANAGEMENT
ASSET MANAGEMENT

CONFIDENTIALITY STATEMENT

This confidential Offering Memorandum, has been prepared by Goodman Commercial Real Estate, Inc. ("GCRE") for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. GCRE recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as **100-220 Perry Street in Erie, Colorado** (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by GCRE or its brokers.

GCRE makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. GCRE has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the GCRE and the Owner of the Property. Goodman Commercial Real Estate make no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, GCRE and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, GCRE and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. GCRE shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of GCRE. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to GCRE at your earliest convenience.



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BROKERAGE DISCLOSURE

Different Brokerage relationships are available which include Seller Agency, Buyer Agency, or Transaction-Brokerage. Goodman Commercial Real Estate is representing the Seller of the property known as **100-220 Perry Street** as the Seller's Agent. Unless another Brokerage Relationship now exists between you and Goodman Commercial Real Estate, Inc. ("GCRE"), GCRE must treat you as a Customer. GCRE owes no fiduciary responsibility to you as their Customer. Should you require assistance in completing a purchase of this property, we recommend seeking the advice of a licensed real estate broker or legal counsel.

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An aerial photograph of a residential neighborhood. In the foreground, a wide, cracked asphalt road runs diagonally from the bottom left towards the center. Several cars are parked or driving on this road. To the right of the road, there are several single-story houses with dark roofs and light-colored siding. Some houses have small porches. A large, dark green tree stands near one of the houses. In the middle ground, there is a large, open grassy field. A set of railroad tracks runs horizontally across the field. To the left of the tracks, there is a small white building and a few parked cars. In the background, there is a larger commercial or industrial area with more buildings and a parking lot filled with cars. A red text box with the words "AREA OVERVIEW" is superimposed over the center of the image.

AREA OVERVIEW

AREA OVERVIEW



LOCATION OVERVIEW





44.3%

Ages
25-55

\$161,695

Median Household
Income

87%

Homeowners

65%

Bachelor's Degree
or Higher

30%

Projected Population
Growth
2024-2035

More
Demographics



An aerial photograph of a residential area. In the foreground, a large, mostly green field with some brown patches is visible. To the right of the field is a paved road with a sidewalk. Further right, there are several houses, some with red roofs, and a small building with a red roof. In the background, a dense row of houses is visible. A dark red rectangular box with white text is overlaid on the image.

PROPERTY OVERVIEW

100-220 PERRY STREET ERIE, COLORADO

Price: \$3,000,000

Total Square Footage: 113,960 SF

Price Per SF (Land): \$26.33

Total Acres: 2.62

Property Highlights

- 2.62 Acres of Prime Infill Development Land
- Old Town Erie Location
- Preliminary Plans, Investigations, Studies, and Assessments for 26 Total Units - See Page 10 for full list
- Once any necessary updates to documents are complete - ready for submittal!
- In-Place income while waiting on approvals
- No Zoning Change Needed
- Development-Friendly Municipality
- Weld County Taxes - Save 7.605 Mills compared to Boulder County portion of Erie



SITE PLAN



PERRY STREET

S. BRIGGS STREET

220 PERRY STREET
14-671-920-0047
18,295 SF

14-671-900-0046
25,265 SF

100 PERRY STREET
14-671-920-0019
70,400 SF

An aerial photograph of a suburban area. A wide, multi-lane road runs diagonally from the top center towards the bottom left. To the left of the road, there are several houses and a cluster of mobile homes. To the right of the road, there is a large, open green field. In the background, a bridge crosses a river or stream, and more houses are visible on the far bank. The overall scene depicts a developing suburban neighborhood.

DEVELOPMENT PLANS



SELLER IS IN POSSESSION OF:

- Site Development Plans
- Floorplans
- ALTA Survey
- Preliminary Plat
- Drainage Plan
- Utility Plan
- Grading Plan

- Landscape Plan
- Existing Conditions Plan
- Erosion Control Plan
- Geotechnical Subsurface Investigation
- Phase I Drainage Report
- Traffic Impact Analysis

- *Documents will not be provided prior to Due Diligence Delivery Deadline specified in a mutually accepted contract.*
- *Some reports and plans may require updates prior to submittal*



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SIOR