

FRONT STREET DEVELOPMENT OPPORTUNITY

FOR SALE | COMMERCIAL/RETAIL SITE
CASTLE ROCK, COLORADO



DEPAUL
Real Estate Advisors

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JAROD PATE
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PROPERTY OVERVIEW

LOCATION [Front Street Development Opportunity](#)
[Front Street at Black Feather Trail](#)
[Castle Rock, Colorado 80104](#)

PURCHASE PRICE *Please contact broker*

LAND AREA 1.98 AC (86,249 SF)

ZONING Hazen Moore PDP No. 1
 (Town of Castle Rock)

PERMITTED USES Automotive Repair & Service Facility, Day Care Center, Financial Institution, Public Lodging Facility, Hotel / Convention Center, Restaurant, Lounge & Fast Food Establishment, Retail Store, Sales & Display Rooms & Shops, Veterinary Hospital

- High-growth area: Castle Rock is one of the 7 fastest growing cities in America, according to the May 2017 U.S. Census, with an annual growth rate of 6% per year.
- Strong income demographic: \$133,891 average household income in a 5-mile radius
- Interstate visibility to over 100,000 vehicles per day

TRAFFIC COUNTS

I-25 NORTHBOUND 102,811 VPD

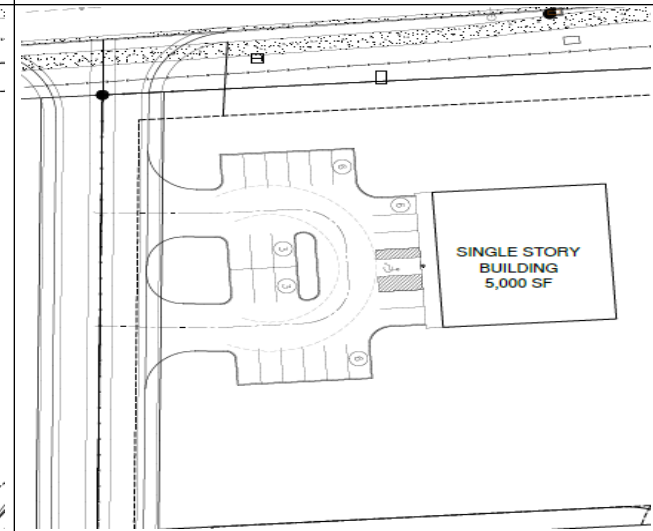
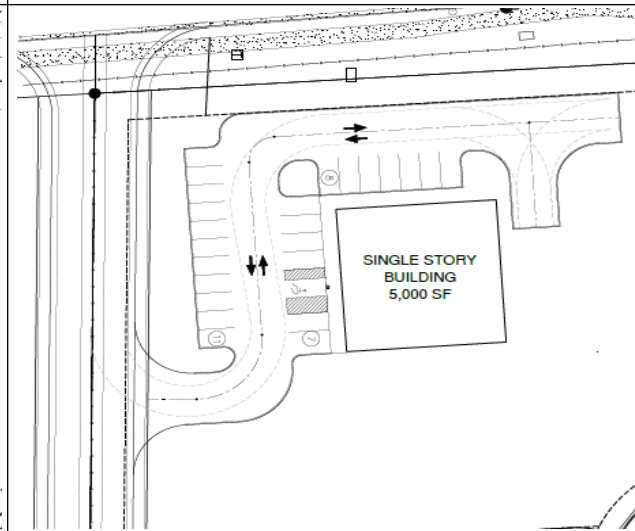
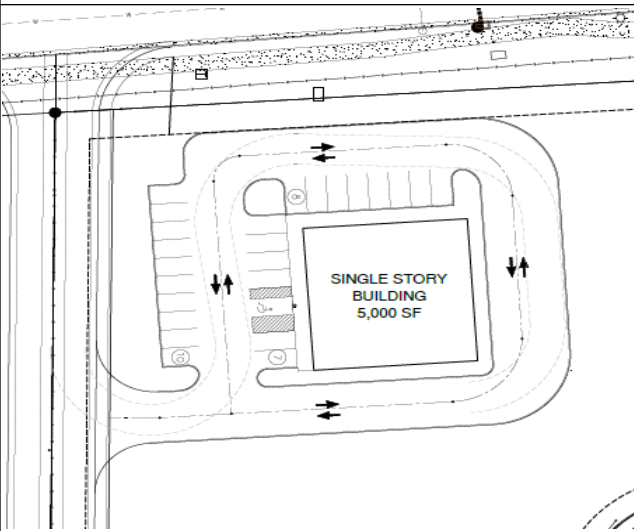
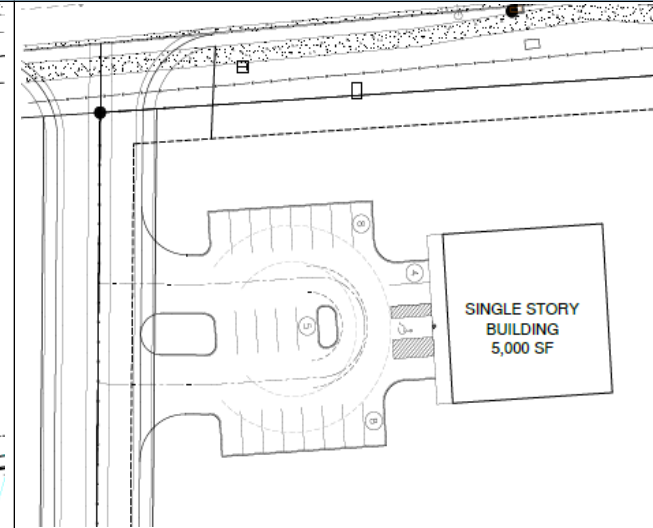
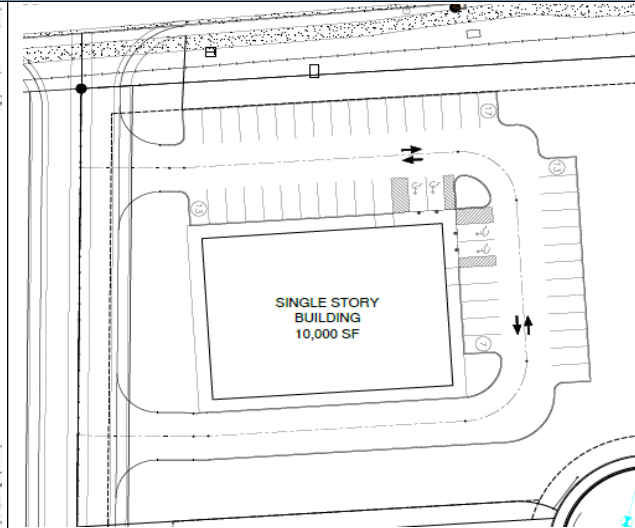
FRONT STREET 15,616 VPD

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2018 EST. POPULATION	3,159	37,958	70,021
AVERAGE HH INCOME	\$121,334	\$131,655	\$133,891
AVERAGE HH SIZE	2.50	2.80	2.80
DAYTIME EMPLOYEES	7,922	18,285	25,501
BUSINESSES	598	1,694	2,659



CONCEPT SITE PLANS



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BROKER DISCLOSURE

TENANT

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 the 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:

Front Street Development Opportunity | Front Street at Black Feather Trail Castle Rock, CO 80104

Buyer understands that Buyer shall not be 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 and Buyer is a customer. Broker, as seller's agent, intends to perform the following lists of tasks: **Show a property** **Prepare and Convey** written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent of Buyer.

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

Transaction-Brokerage Only: Broker is a transaction-broker assisting 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 shall 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).

BUYER/TENANT ACKNOWLEDGMENT:

Buyer/Tenant acknowledges receipt of this document on _____.

Buyer/Tenant

Buyer/Tenant

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Buyer/Tenant) with a copy of this document to via email and/or hand-delivery and retained a copy for Broker's records.

Brokerage Firm's Name: DePaul Real Estate Advisors



BROKER

Broker Jarod Pate



Broker Matthew Watson