

PARKER POINTE

LEASING AND PURCHASE OPPORTUNITIES

PARKER ROAD & STROH ROAD | PARKER, COLORADO 80134



DEPAUL

Real Estate Advisors

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PROPERTY OVERVIEW

PROPERTY DESCRIPTION

LOCATION	SEC Parker Road & Stroh Road Parker, CO 80134
PADS AVAILABLE	For Sale, Ground Lease or Build-to-Suit ½ acre to 2½ acre parcels available
IN-LINE SPACE AVAILABLE	<u>Two Retail Buildings Planned</u> 1,500 SF to 7,200 SF End-Caps and Drive-Thrus Available
ESTIMATED DELIVERY	Shovel-Ready Pad Sites to deliver May 2019 In-line Building to deliver Fall 2019

HIGHLIGHTS

- Average household income of \$132,940 within a 3 mile radius
- Sites available for sale, lease, and build to suit
- Inline and end-cap space available for lease
- Located near King Soopers-anchored Stroh Ranch Shopping Center and the Colorado Golf Club Country Club
- Access from Stroh Road & Parker Road
- Affluent and under-served Trade Area

TRAFFIC COUNTS



COLORADO
Department of
Transportation



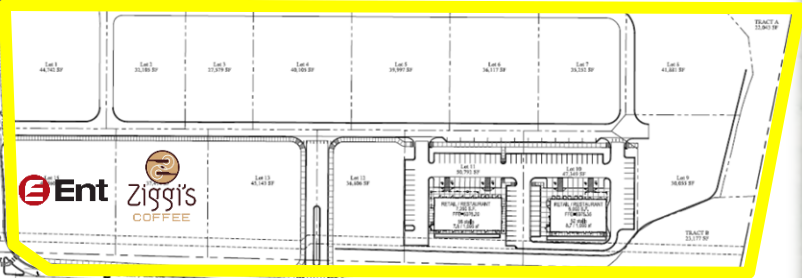
PARKER ROAD NORTH OF STROH ROAD 40,000 VPD

PARKER ROAD SOUTH OF STROH ROAD 35,045 VPD

LOCATION



UNDER CONSTRUCTION
RICHMOND HOMES



LA Z BOY

SportClips
HAIRCUTS

Carl's Jr.

GREASE
MONKEY

SUBWAY

KING
Soopers

Papa Murphy's
PIZZA

Walgreens

CHASE

VALERO

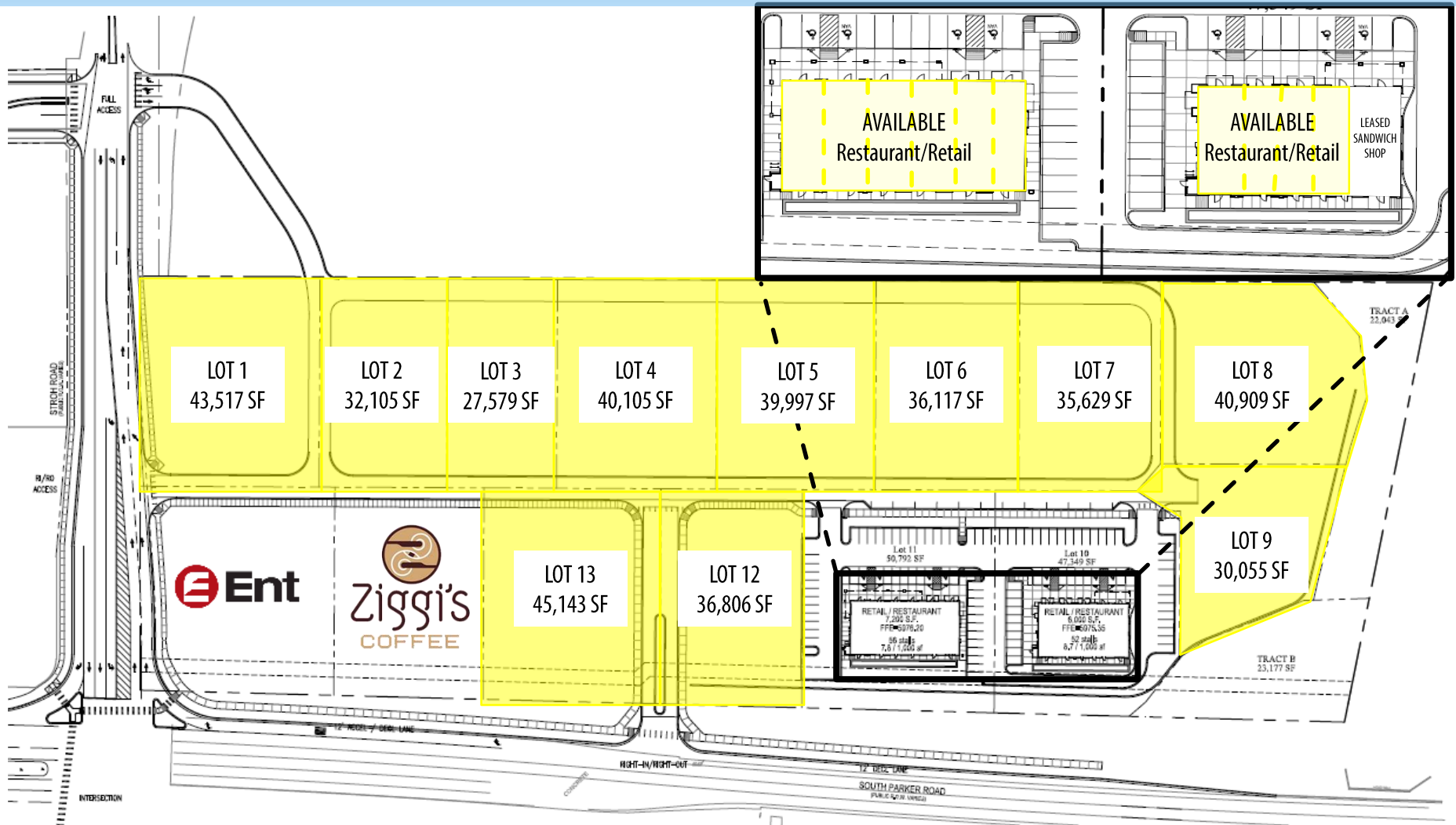
Christian Brothers

LEMAN ACADEMY
of EXCELLENCE

DEPAUL
Real Estate Advisors



SITE PLAN

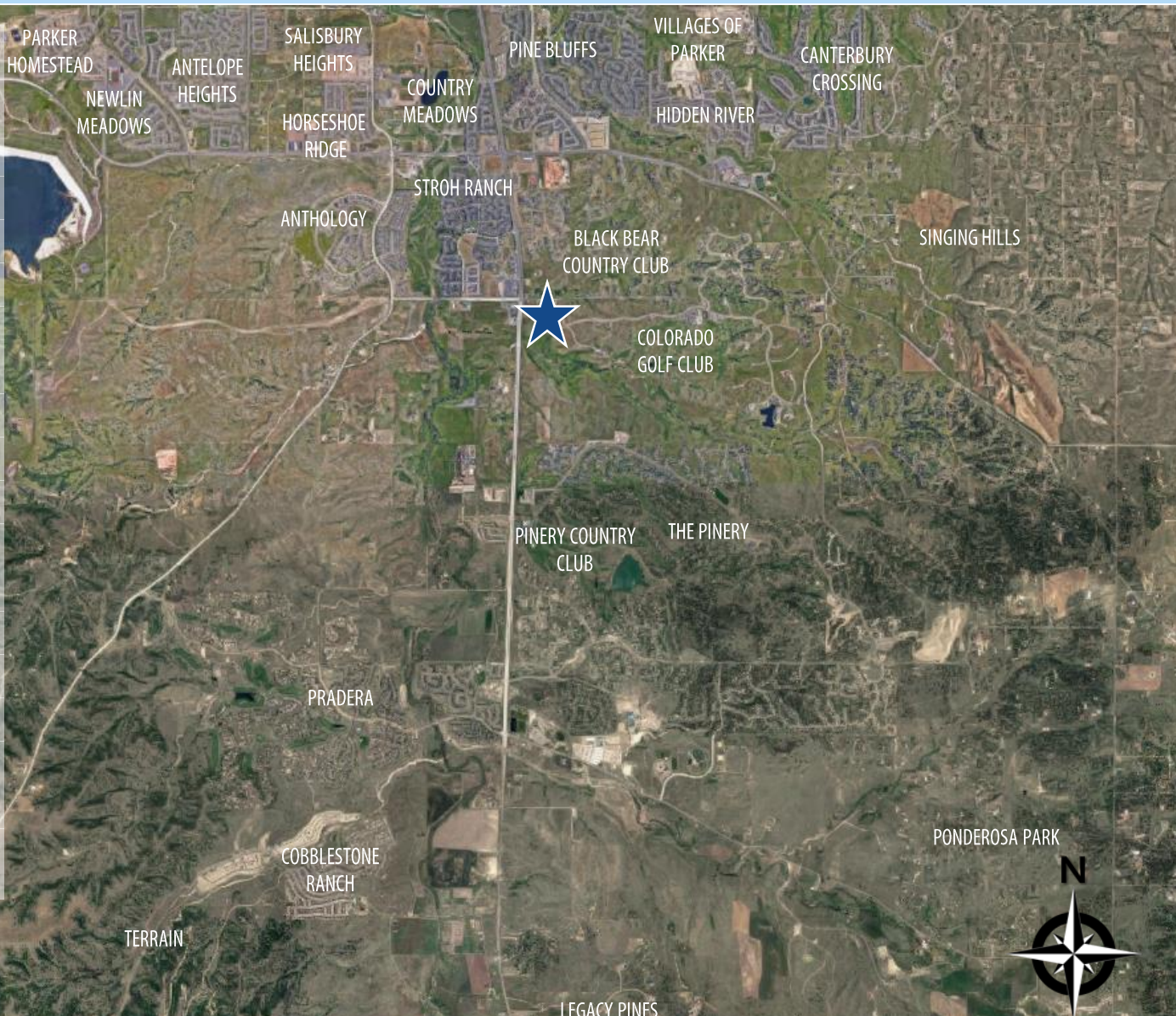


TRADE AREA

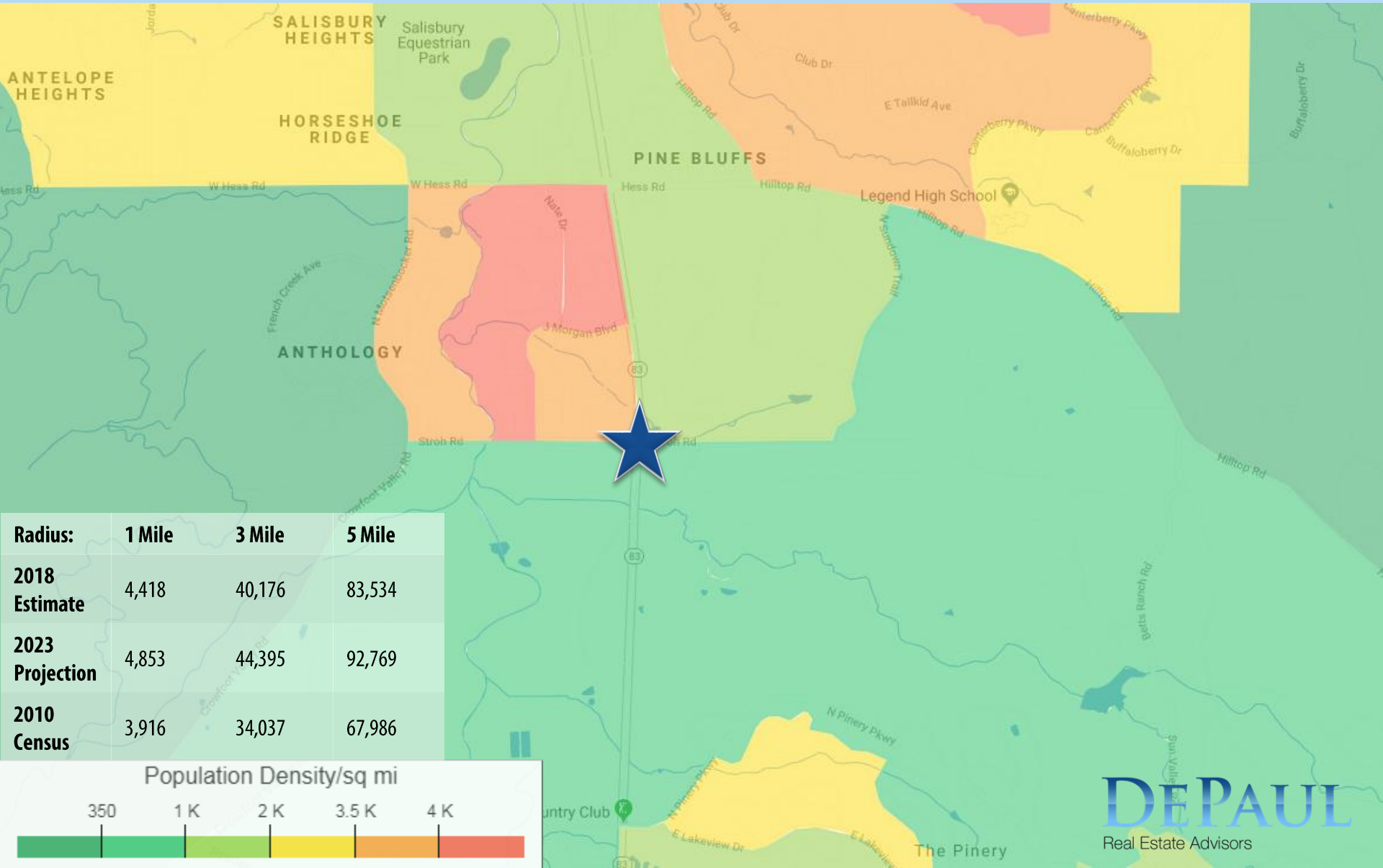
DWELLING UNITS



Villages of Parker	2,564
The Pinery	2,406
Stroh Ranch	1,906
Ponderosa Park	1,057
Hidden River	925
Horseshoe Ridge	323
Pine Bluffs	277
Newlin Meadows	267
Cobblestone Ranch	249
Country Meadows	205
Antelope Heights	203
Parker Homestead	167
Salisbury Heights	130
Terrain	114
Pradera	93
Anthology West	63
Anthology North	3,300+ DU's Coming Soon



POPULATION DENSITY

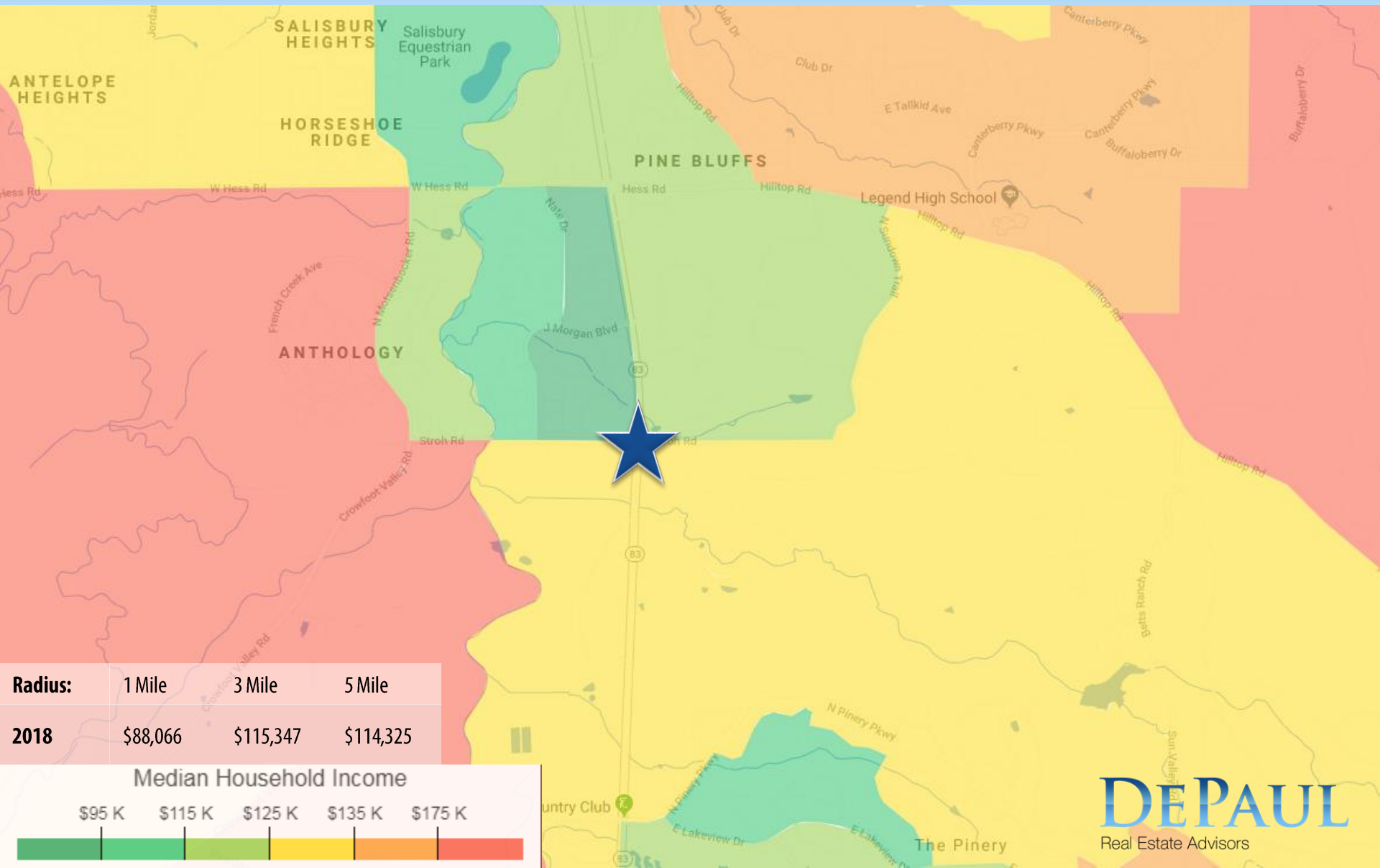


Radius:	1 Mile	3 Mile	5 Mile
2018 Estimate	4,418	40,176	83,534
2023 Projection	4,853	44,395	92,769
2010 Census	3,916	34,037	67,986

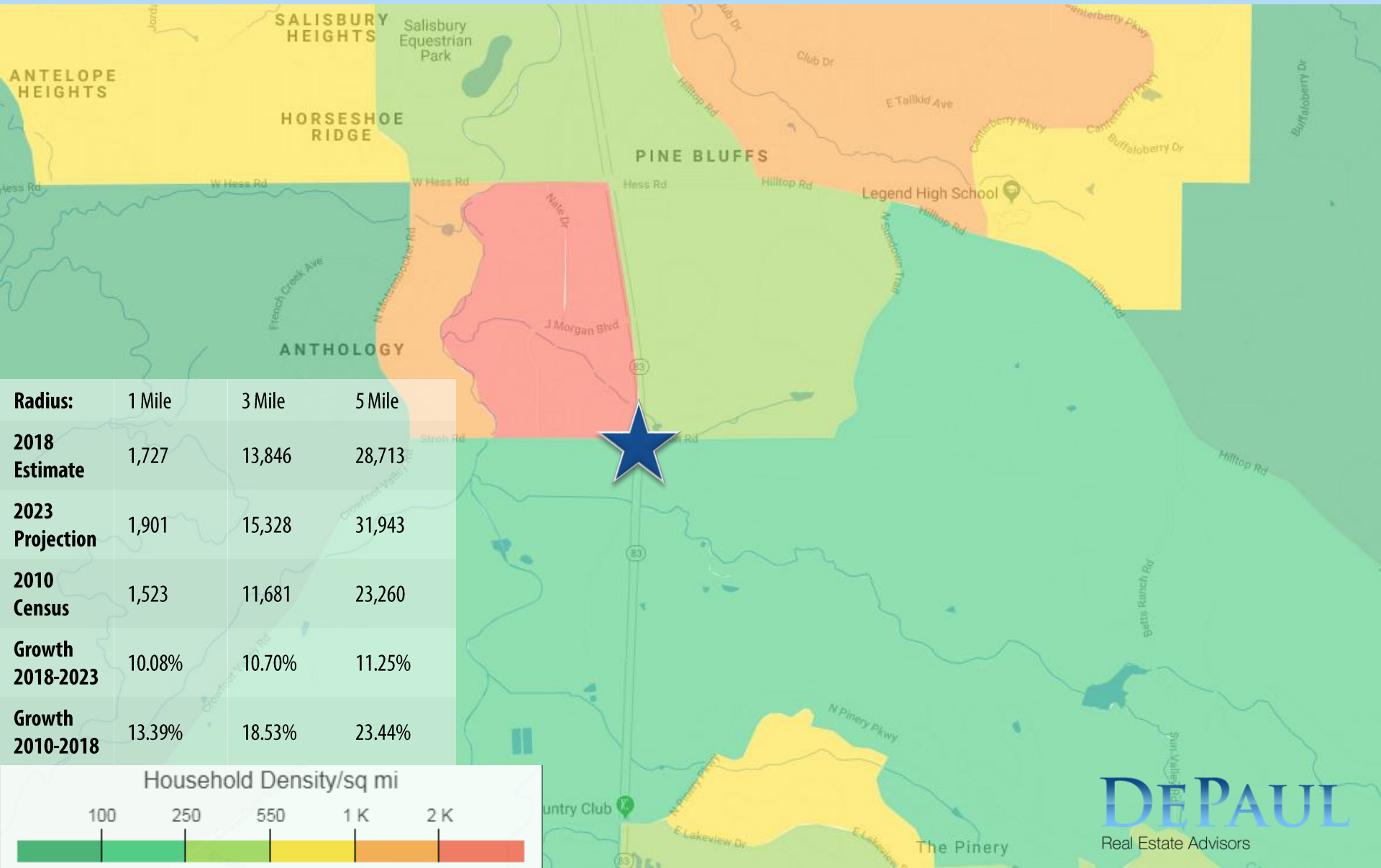
Population Density/sq mi



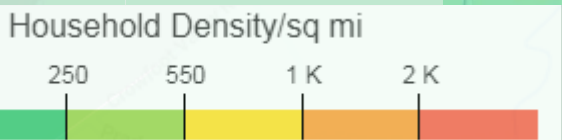
MEDIAN HOUSEHOLD INCOME



HOUSEHOLD DENSITY



Radius:	1 Mile	3 Mile	5 Mile
2018 Estimate	1,727	13,846	28,713
2023 Projection	1,901	15,328	31,943
2010 Census	1,523	11,681	23,260
Growth 2018-2023	10.08%	10.70%	11.25%
Growth 2010-2018	13.39%	18.53%	23.44%



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CONTACTS:

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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:

Parker Pointe | Parker Road & Stroh Road Parker, CO 80134

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