

# BUILD READY LOTS FOR SALE, LEASE & BUILD TO SUIT



## DRANSFELDT BUSINESS PARK PARKER, CO 80134

### HIGHLIGHTS

- The Lots are located just south of Lincoln Avenue on Dransfeldt Road adjacent to the Parker Police Station and surrounded by numerous businesses and in close proximity to residential neighborhoods.
- 30 Minutes to Denver International Airport and 30 Minutes to Downtown Denver.
- Easy access to and from Lincoln Avenue, Parker Road and C-470.
- *Outdoor Storage Allowed\**

### ZONING: COMMERCIAL/LIGHT INDUSTRIAL/RETAIL

- Restaurants & Fast Food with drive-thru
- Gas Stations, Car Wash & Detail Shops
- Auto Parts & Tire Sales, Vehicle Sales & Service
- Furniture & Home Furnishings Sales
- Professional Office / Flex Office
- Medical Office & Urgent Care Facilities
- Day Care Centers / Early Learning Centers
- Manufacturing / Distribution / R&D
- **And Much More!!!**

### SALE PRICE

**\$7.50 per square foot**

**Lot 4 - 1.004 Acre - \$328,006**

**Lot 7 - 1.001 Acre - \$327,026**

**\$12.00 per square foot**

**Lot 6 - 1.09 Acres - \$569,764**

**COUNTY:**

**DOUGLAS**

**CITY:**

**PARKER**

**ANNUAL CAM:**

**\$0.037 per square foot**

**WATER/SEWER:**

**PARKER WATER & SANITATION**

**UTILITIES:**

**IREA & XCEL ENERGY**

**FOR MORE INFORMATION, PLEASE CALL:  
Office - 303-692-1816**

**John V. Propp, CCIM® - [John@johnproppcommercial.com](mailto:John@johnproppcommercial.com)  
Joshua Cohen - [Joshua@johnproppcommercial.com](mailto:Joshua@johnproppcommercial.com)  
6565 S. Dayton St., Suite 3000,  
Greenwood Village, CO 80111**

**learn more at [www.JohnProppCommercial.com](http://www.JohnProppCommercial.com)**



# DRANSFELDT BUSINESS PARK

## PARKER, CO 80134



POPULATION	1 Mile	3 Mile	5 mile
2010 Census	7,482	54,252	91,549
2016 Estimate	7,797	61,992	104,659
2021 Population	8,319	69,832	120,068

HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2016 Estimate	2,805	19,342	35,519
2021 Estimate	2,927	24,586	43,616
2021 Families	2,223	18,609	31,744

HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
Average	\$ 101,825	\$ 118,481	\$ 121,455

TRAFFIC COUNTS - Vehicles Per Day			
DRANSFELDT	13,000	LINCOLN AVE.	28,000

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



**DRANSFELDT BUSINESS PARK**  
PARKER, CO 80134

**TAP FEES**

**PARKER WATER & SANITATION DISTRICT**

**District Fee and Rate Schedules**

Effective January 1, 2018

**Tap & Development Fee Schedule**

Meter Size	Water SDF	Sewer SDF	Water Resources SDF	Water Resource Toll
3/4"	\$ 10,360	\$ 3,700	\$ 12,680	\$ 5,000
1"	\$ 20,720	\$ 7,400	\$ 25,360	\$ 10,000
1 1/2"	\$ 41,440	\$ 14,800	\$ 50,720	\$ 20,000
2"	\$ 72,520	\$ 25,900	\$ 88,760	\$ 35,000
3"	\$ 165,760	\$ 59,200	\$ 202,880	\$ 80,000

**LOT & BUILDING STANDARDS**

**C. Design Standards, all lots**

Principal Structure Setbacks	from Dransfeldt Road	30 feet
	From Internal Streets	15 feet
	From Rear or Side Lot Line	0 feet
Principal Building Separation	Edge of building to Edge of Building	15 feet
Separation from Residential Uses	Edge of building to Edge of Residential lot	100 feet
All Structures	Maximum Building Height	45 feet
	Heights Greater than 45 feet	UbsR

**ENTERPRISE ZONE - Additional Info [www.advancecolorado.com/ez](http://www.advancecolorado.com/ez)**

BUSINESS INCOME TAX CREDITS	CREDIT AMOUNT	FYI
Investment Tax Credit (ITC)	3% of equipment purchases	FYI Income 11
Commercial Vehicle Investment Tax Credit (CVITC)	1.5% of commercial vehicle purchases	FYI Income 11
Job Training Tax Credit	12% of qualified training expenses	FYI Income 31
New Employee Credit	\$1,100 per new job	FYI is not yet available
Agricultural Processor New Employee Credit	\$ 500 per new job	FYI is not yet available
Employer Sponsored Health Insurance Credit	\$1,000 per covered employee	FYI is not yet available
R&D Increase Tax Credit	3% of increased R&D expenditures	FYI Income 22
Vacant Building Rehabilitation Tax Credit	25% of rehab expenditures (hard costs)	FYI Income 24
<i>FYIs are Department of Revenue publications explaining the tax credits.</i>		
ADDITIONAL EZ INCENTIVES	INCENTIVE AMOUNT	FYI
Manufacturing/Mining Sales and Use Tax Exemption	Expanded S&U tax exemption in EZ	FYI Sales 10 & 69
Contribution Tax Credit	25% cash / 12.5% in-kind on contributions to EZ projects	FYI Income 23

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