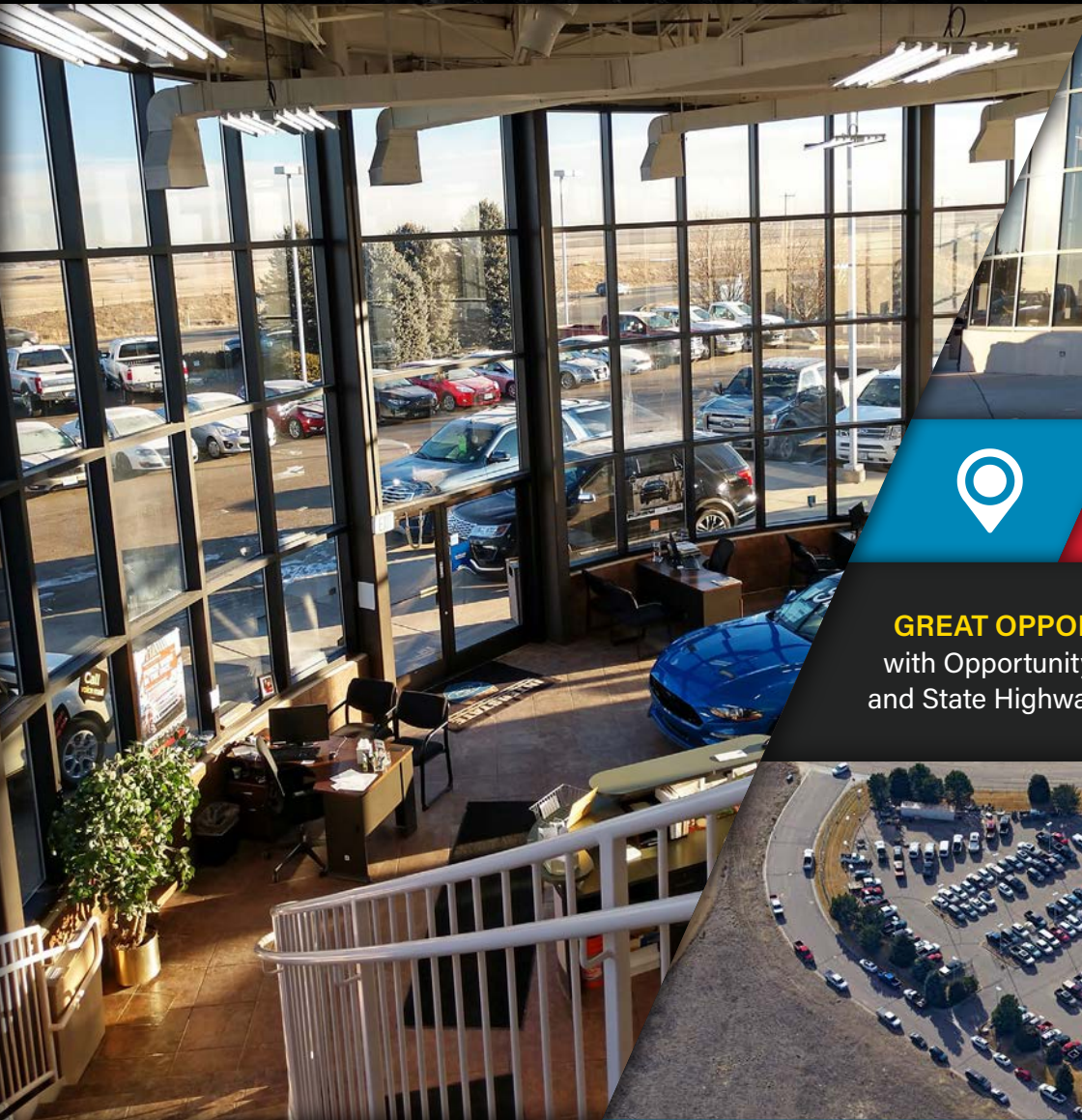


MULTI USE FACILITY FOR SALE

LOCATED IN A QUALIFIED OPPORTUNITY ZONE



800 **BRYAN COURT**
DACONO, COLORADO

GREAT OPPORTUNITY for an Owner/User to redevelop a former dealership property, with Opportunity Zone tax benefits. Great location in the rapidly growing area along I-25 and State Highway 52 interchange within Dacono Gateway Center.



CBRE

www.800BryanCourt.com



Located in a high growth area with over
90,000 NEW HOUSING UNITS
planned in a 15 mile radius



Over **85,000**
EXISTING HOMES
in a 15 mile radius



PROPERTY DETAILS



SALE PRICE:
\$5,450,000



YEAR BUILT:
2000



BUILDING SIZE:
- 22,204 SF Total
- 5,158 SF Showroom/Sales
- 2,185 SF Parts
- 4,448 SF Mezzanine Office
- 10,413 SF Service Garage



PARKING:
355 free surface spaces



CEILING HEIGHT:
18' Clear Height



SERVICE GARAGE:
- Approx. 10,413 SF
- 8 Stall Doors, 12' High Each
- 1 Entry/Exit Door 14'x14'



LOT SIZE:
- 5.606 Acres Total
- 3.58 Acres Paved



THE PROPERTY IS LOCATED IN A QUALIFIED OPPORTUNITY ZONE, which provides material tax benefits for investments made into an OZ. Capital gains taxes can be deferred, reduced and even eliminated.

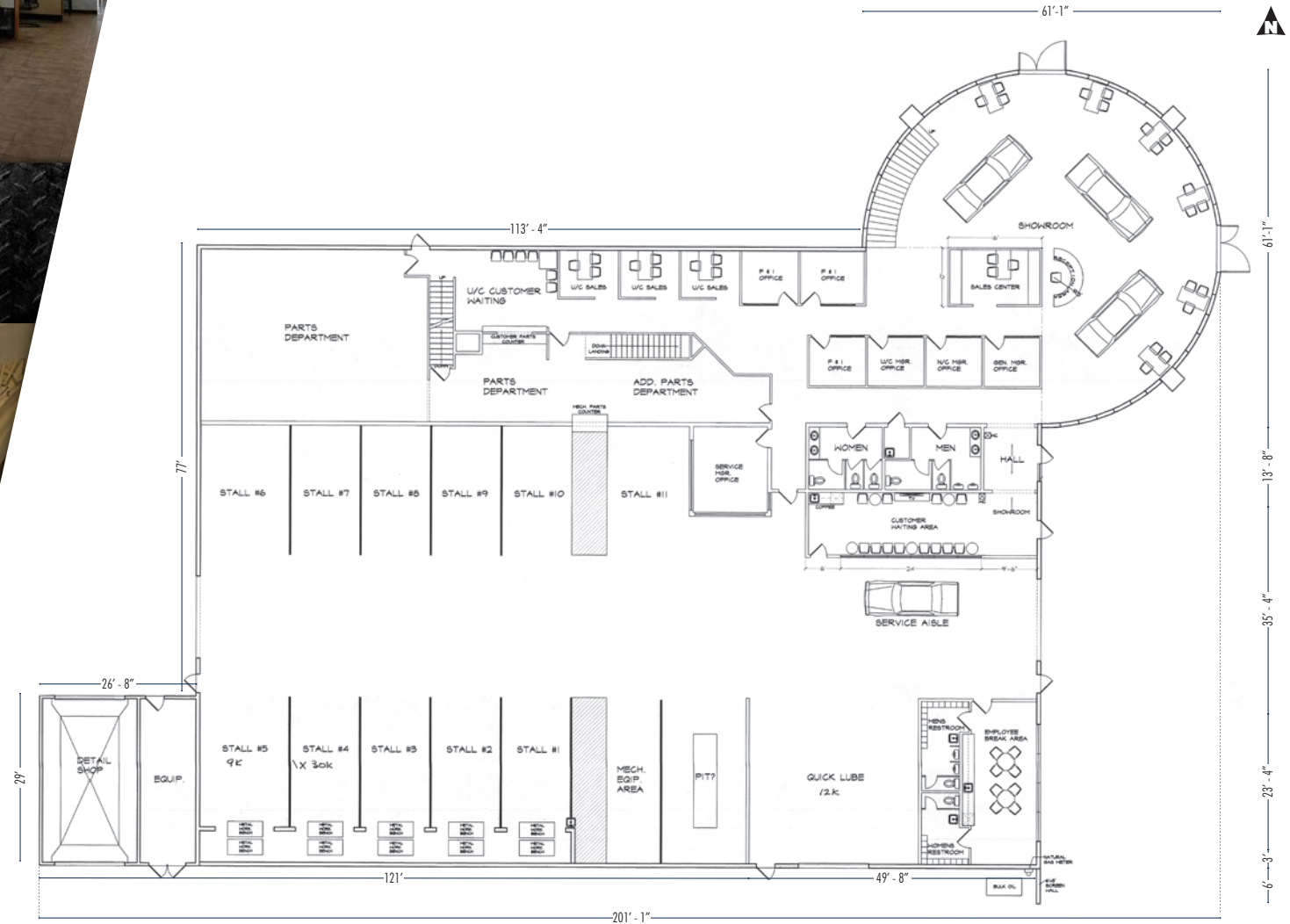
THE TOWNS OF DACONO, FREDERICK, AND FIRESTONE comprise what is commonly referred to as the Tri-Town Area. Situated in southwest Weld County, the area is approximately east of Longmont, 30 minutes north of the Denver Central Business District, 40 minutes southwest of Greeley, and 40 minutes south of Fort Collins (all traffic depending). The property is located adjacent to Kum & Go, and in walking distance to Burger King and a soon to be Maverick convenience store.



PARTS



BUILDING FLOOR PLAN



BUILDING FEATURES:

- Impressive Showroom
- Multiple Offices
- Parts Department
- Service Area
- Temperature Controlled Basement
- Break Room
- Conference Room
- Office Finished Mezzanine

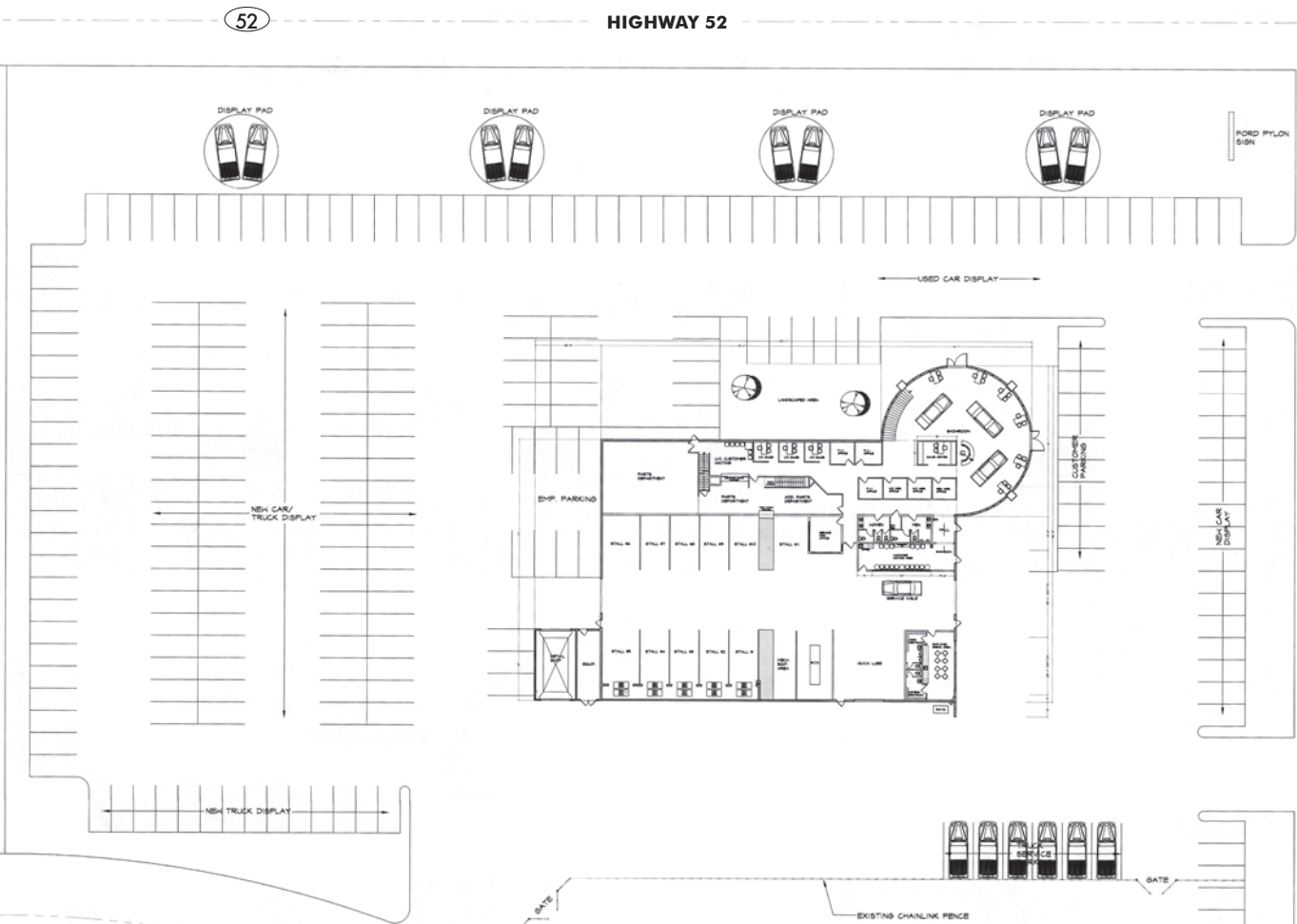


PROPERTY SITE PLAN

PLAN FEATURES:

- 3.58 Paved Acres
- Additional Unpaved Parking
- Exterior Lighting
- Fenced Yard

ADDITIONAL
UNPAVED PARKING



BRYAN COURT



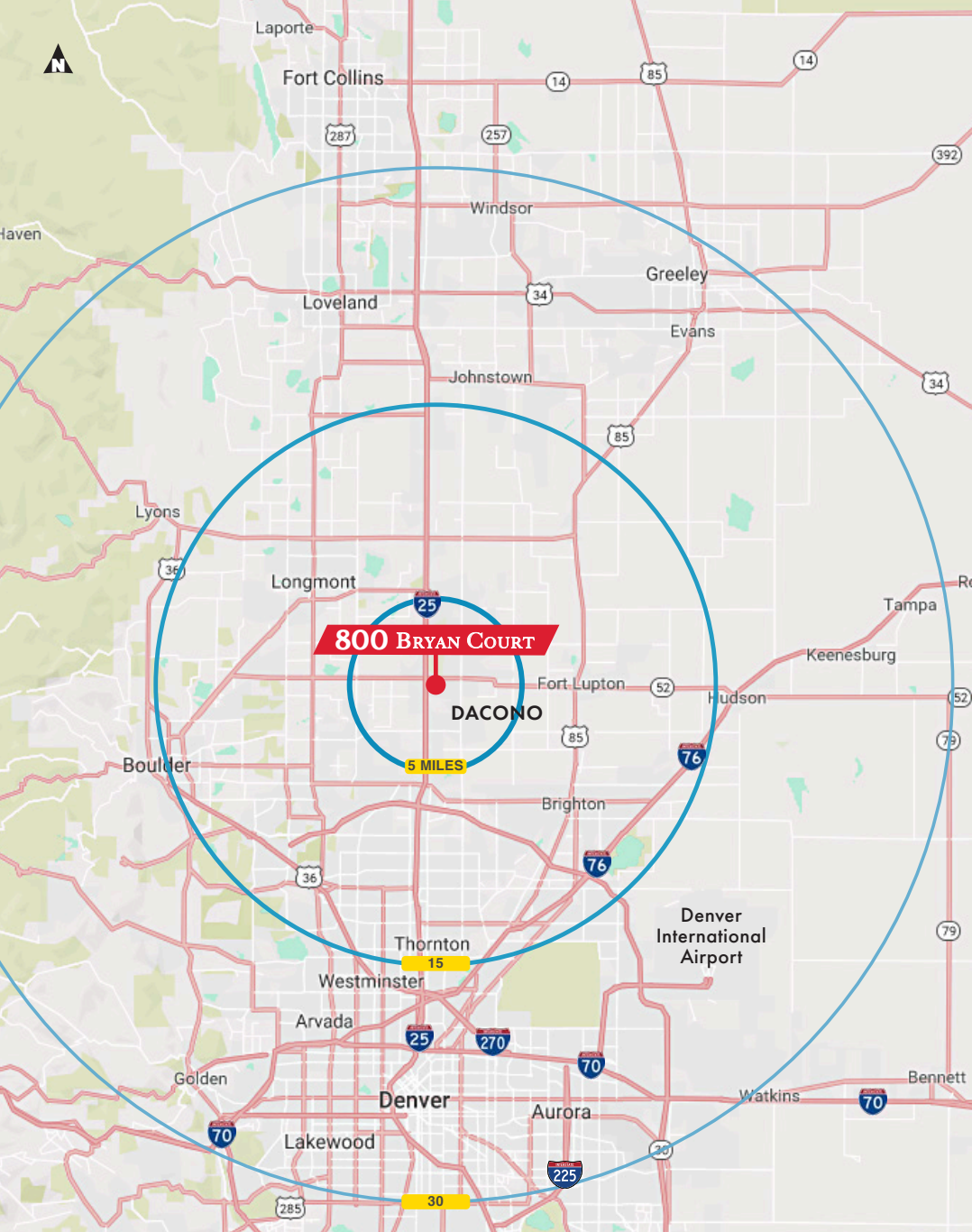


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DACONO, COLORADO

 **PROPERTY LOCATION**

Dacono Gateway Centre is a 112 acre mixed-use development property situated at the "gateway" to the City of Dacono, Colorado. Comprising the entire southeast corner of Interstate 25 and Colorado Highway 52 interchange. With nearly 8.2 square miles, Dacono foresees a future growth that will expand the town boundaries to 22 square miles. (City of Dacono)





AREA DEMOGRAPHICS

DEMOGRAPHICS

	5 Miles	15 Miles	30 Miles
2021 Estimated Population	44,349	662,902	2,728,169
2021 Estimated Households	15,323	243,318	1,075,490
2021 Average Household Income	\$115,646	\$118,767	\$104,527

- ESRI 2022

AREA DRIVE TIMES

DIA	31 Minutes	31.4 Miles
Boulder	32 Minutes	19.6 Miles
Denver	33 Minutes	26.9 Miles
Fort Collins	30 Minutes	30.7 Miles
Longmont	20 Minutes	12.5 Miles

- Google Maps 2022

TRAFFIC COUNTS

I-25 @ Hwy 52	- 102,000 VPD
Hwy 52 @ I-25	- 18,000 VPD
I-25 @ E-470	- 119,000 VPD

- CDOT 2020

FOR MORE INFORMATION PLEASE CONTACT:

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