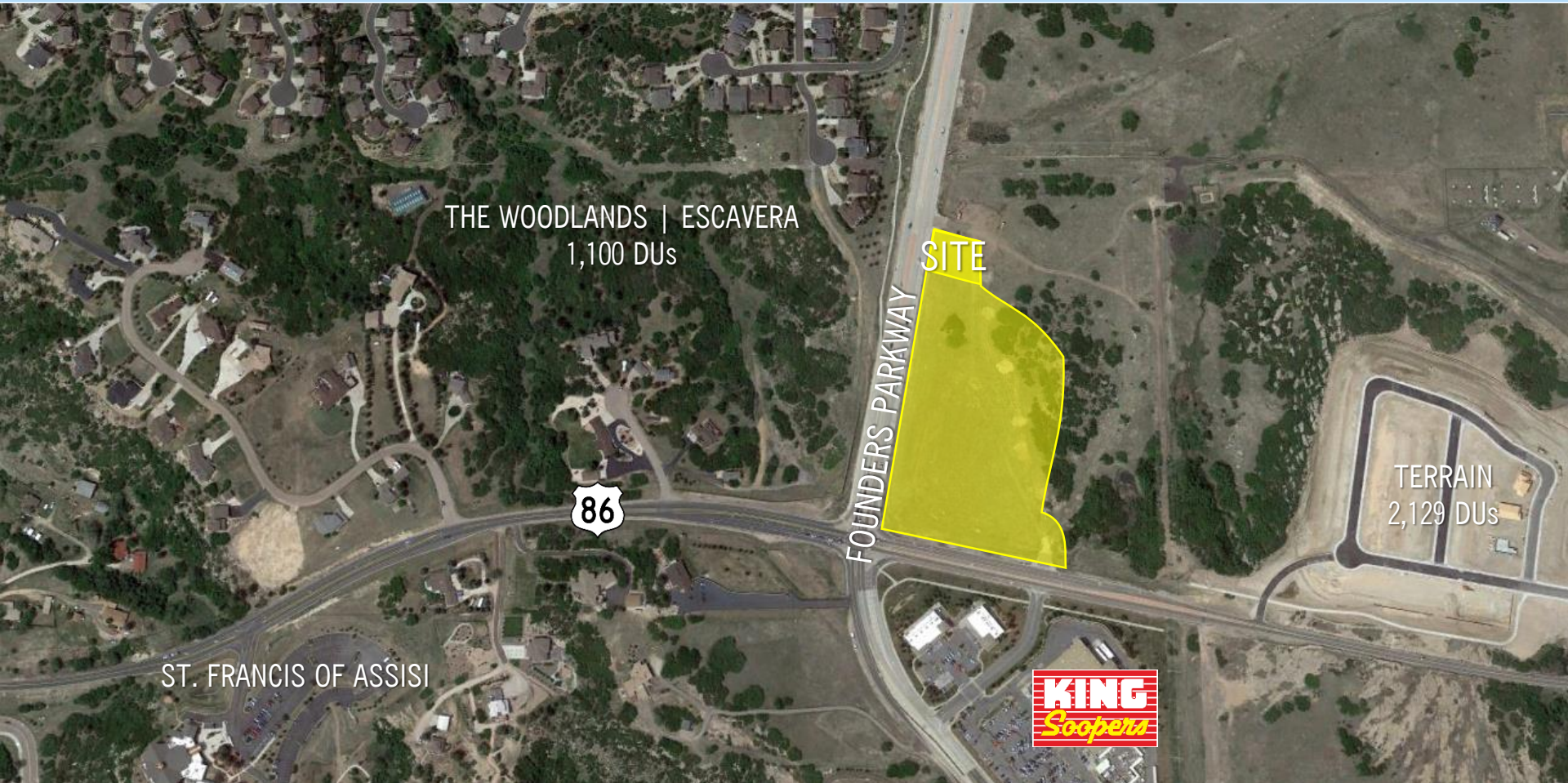


# FOUNDERS CROSSING | LOT 5

## FOR SALE

NEC FOUNDERS PARKWAY AND COLORADO STATE HWY 86 | CASTLE ROCK, CO 80108



**DEPAUL**  
Real Estate Advisors

4500 Cherry Creek Drive S, Suite 860  
Denver, CO 80246  
(303) 333-9799  
[www.depaulrea.com](http://www.depaulrea.com)

MATTHEW WATSON  
Broker

(303) 333-9799  
[Matthew@DePaulREA.com](mailto:Matthew@DePaulREA.com)

# PROPERTY OVERVIEW

## PROPERTY DESCRIPTION

<b>LOCATION</b>	NEC of Founders Parkway and Colorado State Hwy 86, Castle Rock, CO 80108
<b>PROPERTY TYPE</b>	Pad Site - For Sale
<b>PURCHASE PRICE</b>	\$889,020 (\$18.00 PSF)
<b>LAND AREA</b>	49,390 SF (1.13 AC)
<b>ZONING</b>	Integrated business areas/Commercial/Retail
<b>UTILITIES</b>	Water – Castle Rock Water Sewer – Castle Rock Wastewater Electricity - IREA

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
<b>2019 EST. POPULATION</b>	9,441	43,554	80,511
<b>AVERAGE HH INCOME</b>	\$127,426	\$108,003	\$124,243
<b>DAYTIME EMPLOYEES</b>	643	16,579	23,777
<b>BUSINESSES</b>	76	1,666	2,457

## TRAFFIC COUNTS

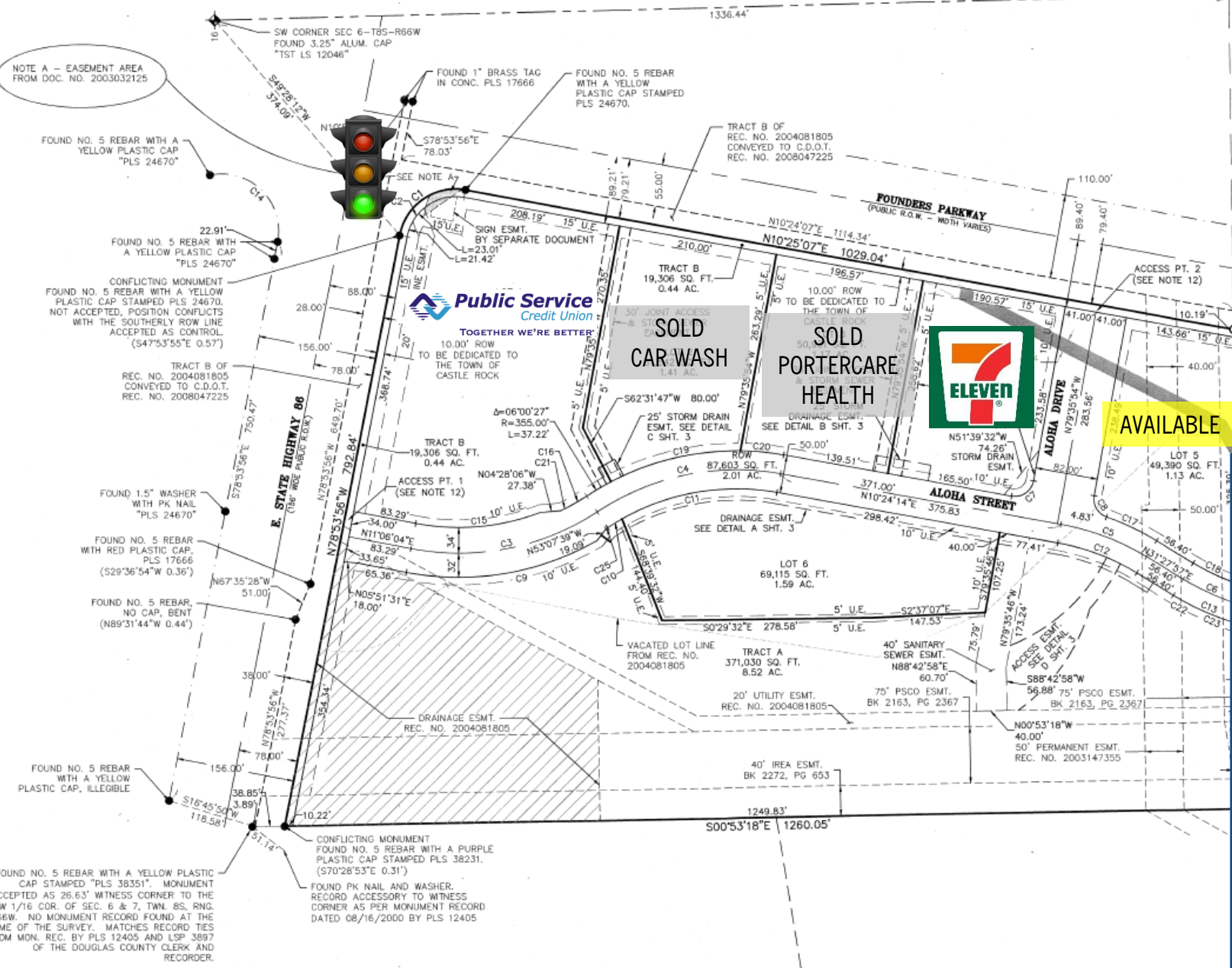


<b>FOUNDERS PARKWAY N. OF HWY 86</b>	15,000 VPD
<b>HWY 86 WEST OF FOUNDERS PARKWAY</b>	14,531 VPD

# CASTLE ROCK, COLORADO

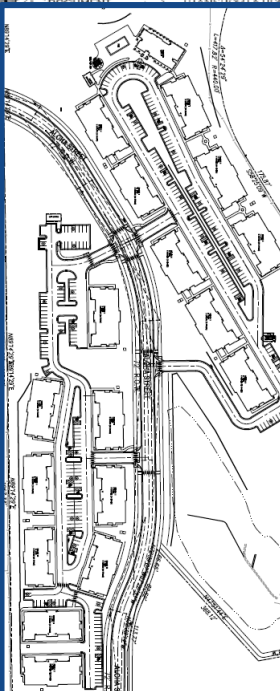
BASIS OF BEARINGS  
 W LINE SW 1/4 SECTION 6  
 N01°18'43"W 2647.44'

NOTE A - EASEMENT AREA FROM DOC. NO. 2003032125



**TO BE DEVELOPED:  
 CALIBER AT  
 TERRAIN  
 238 DUs  
 20 AC**

**AVAILABLE**



FOUND NO. 5 REBAR WITH A YELLOW PLASTIC CAP STAMPED "PLS 38351". MONUMENT ACCEPTED AS 26.63' WITNESS CORNER TO THE W 1/16 COR. OF SEC. 6 & 7, T.W. 8S, R.16E. NO MONUMENT RECORD FOUND AT THE TIME OF THE SURVEY. MATCHES RECORD TIES FROM MON. REC. BY PLS 12405 AND 152 3897 OF THE DOUGLAS COUNTY CLERK AND RECORDER.

FOUND PK NAIL AND WASHER. RECORD ACCESSORY TO WITNESS CORNER AS PER MONUMENT RECORD DATED 08/16/2000 BY PLS 12405

**Public Service Credit Union**  
 TOGETHER WE'RE BETTER

**SOLD CAR WASH**

**SOLD PORTERCARE HEALTH**



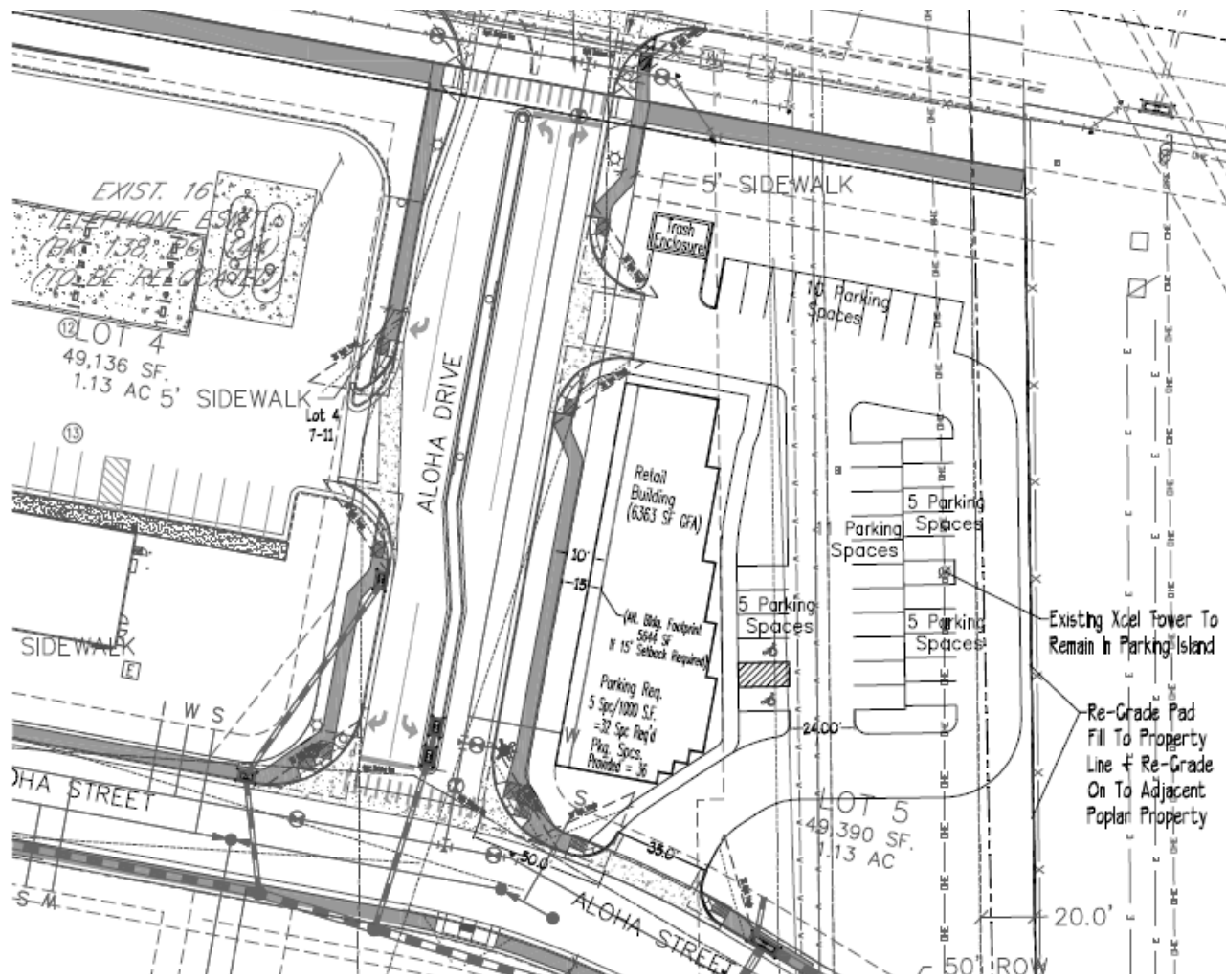
**TO BE DEVELOPED:  
 CALIBER AT  
 TERRAIN  
 238 DUs  
 20 AC**

# CONCEPT SITE PLANS



Lot 5 - Full Service Restaurant  
Conceptual Site Plan  
Alternative 11 (& 11a w/alt. setback)

# CONCEPT SITE PLANS



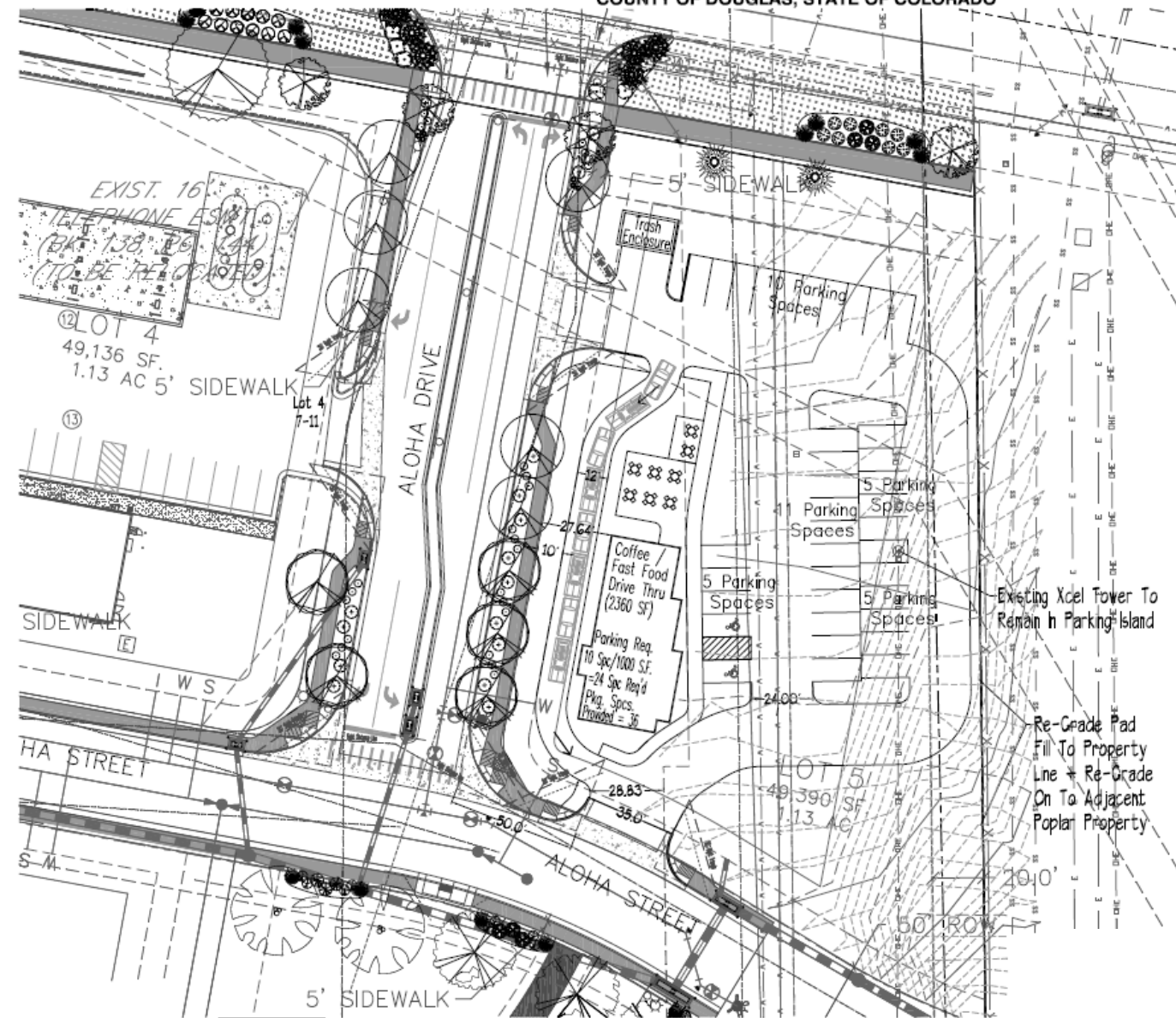
Lot 5 - Retail Building  
Conceptual Site Plan  
Alternative 12 (& 12a w/alt. setback)

## FOUNDERS CROSSING

LOTS 1 & 2 BLOCK 2 OF FOUNDERS MARKET PLACE, FILING NO.1

LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF DOUGLAS, STATE OF COLORADO

Lot 5 - Coffee/Fast Food Drive Thru  
Conceptual Site Plan  
Alternative 9



# CASTLE ROCK, COLORADO



Castle Rock, Colorado  
**Rocky Road**  
Established 1978

**MOD**  
super fast  
PIZZA

**chili's**

**KING**  
Soprema

**IHOP**  
RESTAURANT

**Zoë's KITCHEN**

**Bubbles**  
LIQUOR WORLD

**Lowe's**

**ExtraSpace**  
Storage

**smashburger**

**POPEYES**

**24 HOUR FITNESS**

**Christian Brothers**

**Outlets**  
at Castle Rock

**usbank**

**KFC**

**Red Robin**  
BOUTIQUE BURGERS AND BEERS

**THE HOME DEPOT**

**TARGET**

**GOODTIMES**  
Burgers & Fresh Sides

**Panera**  
BREAD

**Chick-fil-A**

**CHIPOTLE**  
MEXICAN GRILL

**GREASE MONKEY**

Castle Rock  
Adventist Hospital  
Centura Health

**AMC**  
THEATRES

**crave**  
REAL BURGERS

**Walmart**

**O'Reilly**  
AUTO PARTS

**SONIC**

**PETSMART**

**KeyBank**

**Great Clips**

**KOHL'S**

**OUTBACK**  
STEAKHOUSE

**KAISER PERMANENTE**

**NATURAL GROCERS**

**BURLY**  
BREWING COMPANY

**Wendy's**

**McDonald's**

**NAPA**

**BURGER KING**

**JACK IN THE BOX**

**Village Inn**

**LAQUINTA**  
INNS & SUITES

**DOUGLAS COUNTY FAIRGROUNDS**

**DQ**

**SAFeway**

**TBANK**

**TSC TRACTOR SUPPLY CO**

**Papa Murphy's**  
TAKE 'N BAKE PIZZA

**Douglas County Libraries**

**MEDVED**  
AUTOPLEX

**Walgreens**

**Wells Fargo**

**JIMMY JOHN'S**  
COMBEE SANDWICHES

**STARBUCKS**  
COFFEE

**AutoZone**

**The Donut House**

**TACO BELL**

**DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.**

## **BROKERAGE DISCLOSURE TO BUYER 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 a 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:

\_\_\_\_\_

or real estate which substantially meets the following requirements:

\_\_\_\_\_

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 list 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 a 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).

**THIS IS NOT A CONTRACT. IT IS BROKER’S DISCLOSURE OF BROKER’S WORKING RELATIONSHIP.**

If this is a residential transaction, the following provision shall apply:

**MEGAN’S LAW.** If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer must contact local law enforcement officials regarding obtaining such information.

**BUYER ACKNOWLEDGMENT:**

Buyer acknowledges receipt of this document on \_\_\_\_\_.

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Buyer

**BROKER ACKNOWLEDGMENT:**

On \_\_\_\_\_, Broker provided \_\_\_\_\_ (Buyer) with this document via \_\_\_\_\_ and retained a copy for Broker’s records.

Brokerage Firm’s Name: \_\_\_\_\_



\_\_\_\_\_  
Broker