

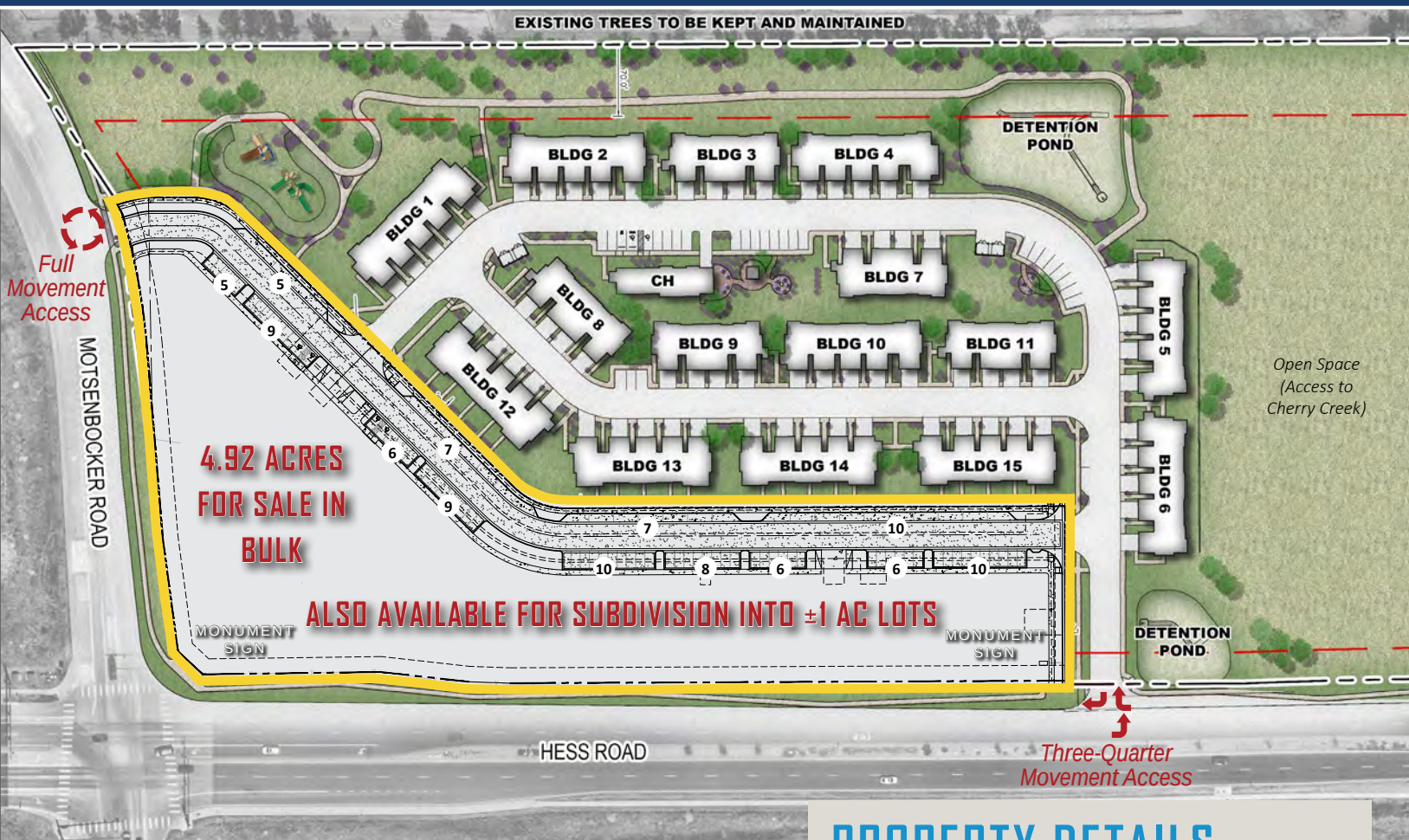
# COMMERCIAL / MIXED-USE / RETAIL FOR SALE

## PERRY LANE COMMERCIAL

8996 MOTSENBOCKER RD., PARKER, CO 80134



**TREVEY**  
COMMERCIAL  
REAL ESTATE



## PROPERTY FEATURES

- 4.92 AC Commercial / Mixed-Use / Retail for Sale or Build-to-Suit - **Delivered with Extensive Improvements**
- Subdivision to 1 AC Lots Possible
- Excellent Location for Restaurants, Retail, Office, Medical and Neighborhood Services
- Adjacent to 70 New Luxury Town Home Apartments
- Strong and Growing Traffic Counts on Hess Road and Motesenbocker Road
- Pedestrian / Bicycle Path Connection to Cherry Creek Trail

## PROPERTY DETAILS

|                 |                                                |
|-----------------|------------------------------------------------|
| LOT INFORMATION | 4.92 Acres m/l                                 |
| PRICE           | \$3,429,043.20 (\$16.00 / SF)                  |
| SALE TYPE       | Bulk Sale / Build-to-Suit                      |
| PARKING         | 98 Parking Spaces                              |
| ZONING          | MN - Mixed-Use Neighborhood                    |
| WATER / SAN     | Parker Water & Sanitation                      |
| GAS / ELECTRIC  | Xcel Energy / CORE                             |
| CITY / COUNTY   | Parker / Douglas                               |
| FRONTAGE        | 875' on Hess Road<br>475' on Motesenbocker Rd. |

### DEMOGRAPHICS

| Radius  | Population | Income    | Home Value |
|---------|------------|-----------|------------|
| 2 Mile  | 36,829     | \$141,755 | \$576,919  |
| 5 Mile  | 129,929    | \$153,230 | \$636,187  |
| 10 Mile | 498,823    | \$153,015 | \$643,107  |

### PARKER MARKET SERVICE AREA

- Parker, CO consists of two zip codes (80134 & 80138) delivering ±107,434 Residents.
- 80134 is the 2nd Most Populous Zip Code in the State of Colorado out of 513 Zip Codes.

### TRAFFIC COUNTS

#### Vehicles Per Day (VPD)

|                                            |
|--------------------------------------------|
| Approx. 15,000 VPD at Hess & Motesenbocker |
| Approx. 42,000 VPD at Hess & Parker Rd.    |
| Approx. 69,000 VPD along Parker Rd.        |

### TREVEY COMMERCIAL

10510 Dransfeldt Rd, Suite 100  
Parker, Colorado 80134  
303-841-1400 | [www.trevey.com](http://www.trevey.com)

### HEATH HONBARRIER

V.P. Sales & Leasing  
[heath@trevey.com](mailto:heath@trevey.com)  
C: 720-252-0144

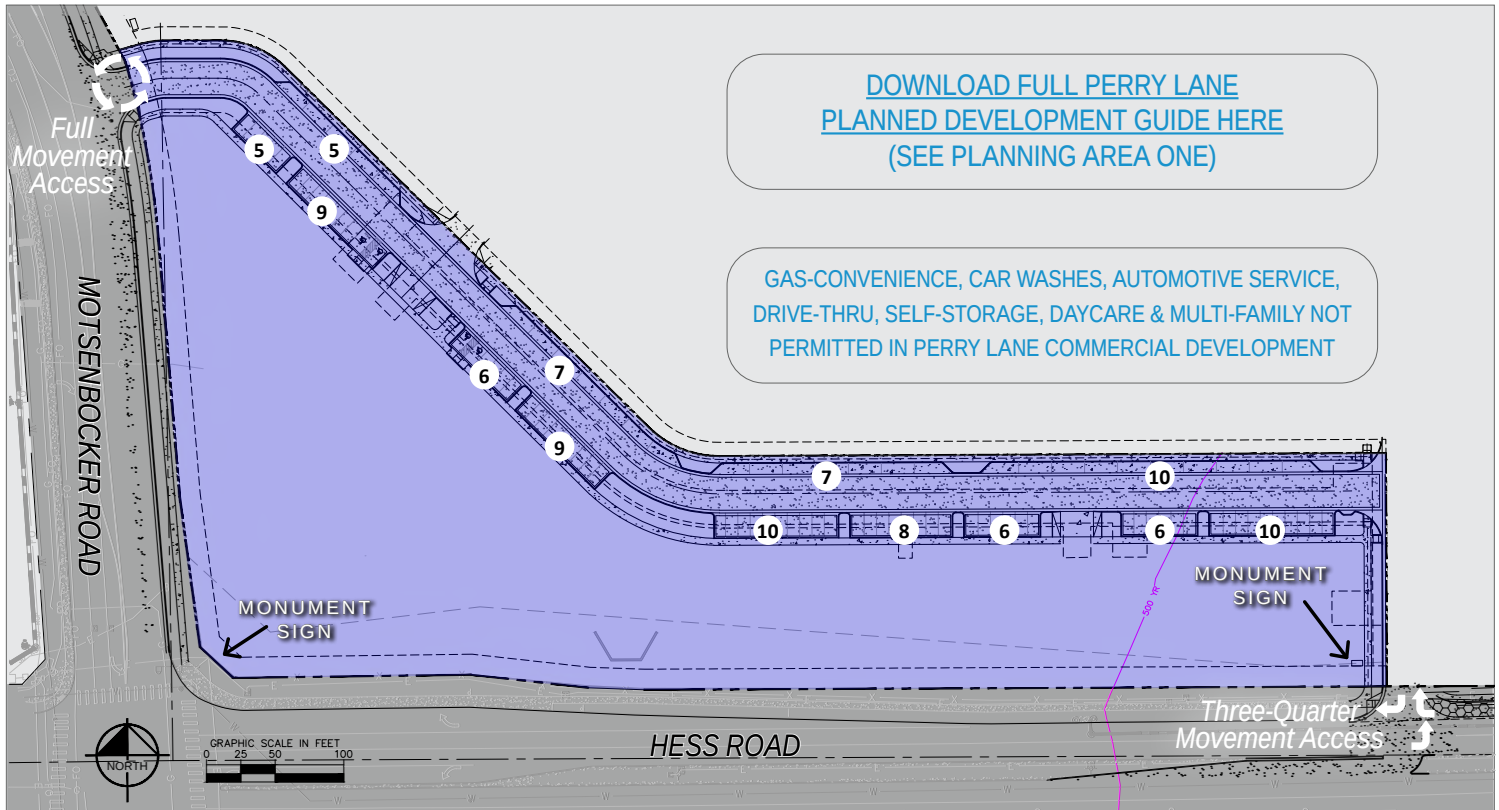
### MITCH TREVEY

Managing Director  
[mitch@trevey.com](mailto:mitch@trevey.com)  
C: 303-619-7192

# BULK LAND / LOTS FOR SALE / BUILD-TO-SUIT

NORTHEAST CORNER OF HESS RD. & MOTSENBOCKER, PARKER, CO

## DEVELOPMENT / CONCEPT PLAN



## DEVELOPER IMPROVEMENTS / CONDITION OF DELIVERY

- **GRADING:**
  - Rough graded and ready for construction
- **WATER AND SANITATION IMPROVEMENTS:**
  - Payment of water inclusion and impact fees (not including tap fees)
  - Main water and sewer lines complete in adjacent roadway / utility easements
- **PRIMARY INTERNAL ROAD AND PARKING IMPROVEMENTS:**
  - Completion of the primary internal road, including 98 on-street parking spaces
  - Driveway curb cuts for commercial access
- **SIDEWALK IMPROVEMENTS:**
  - Installation of a sidewalk adjacent to the primary internal on commercial parcel
  - Completion of sidewalks along Hess Road and Motsenbocker Road
- **STORMWATER MANAGEMENT IMPROVEMENTS:**
  - Construction of off-site stormwater detention pond
- **OFF-SITE ROADWAY IMPROVEMENTS:**
  - Deceleration lane on northbound Motsenbocker
  - Left-turn entry lane on eastbound Hess Road (new  $\frac{3}{4}$  movement intersection)
  - Improvements to right-turn / acceleration lane on westbound Hess Road
- **PARK DEDICATION FULFILLMENT:**
  - Internal park constructed and dedicated for Perry Lane project & public use



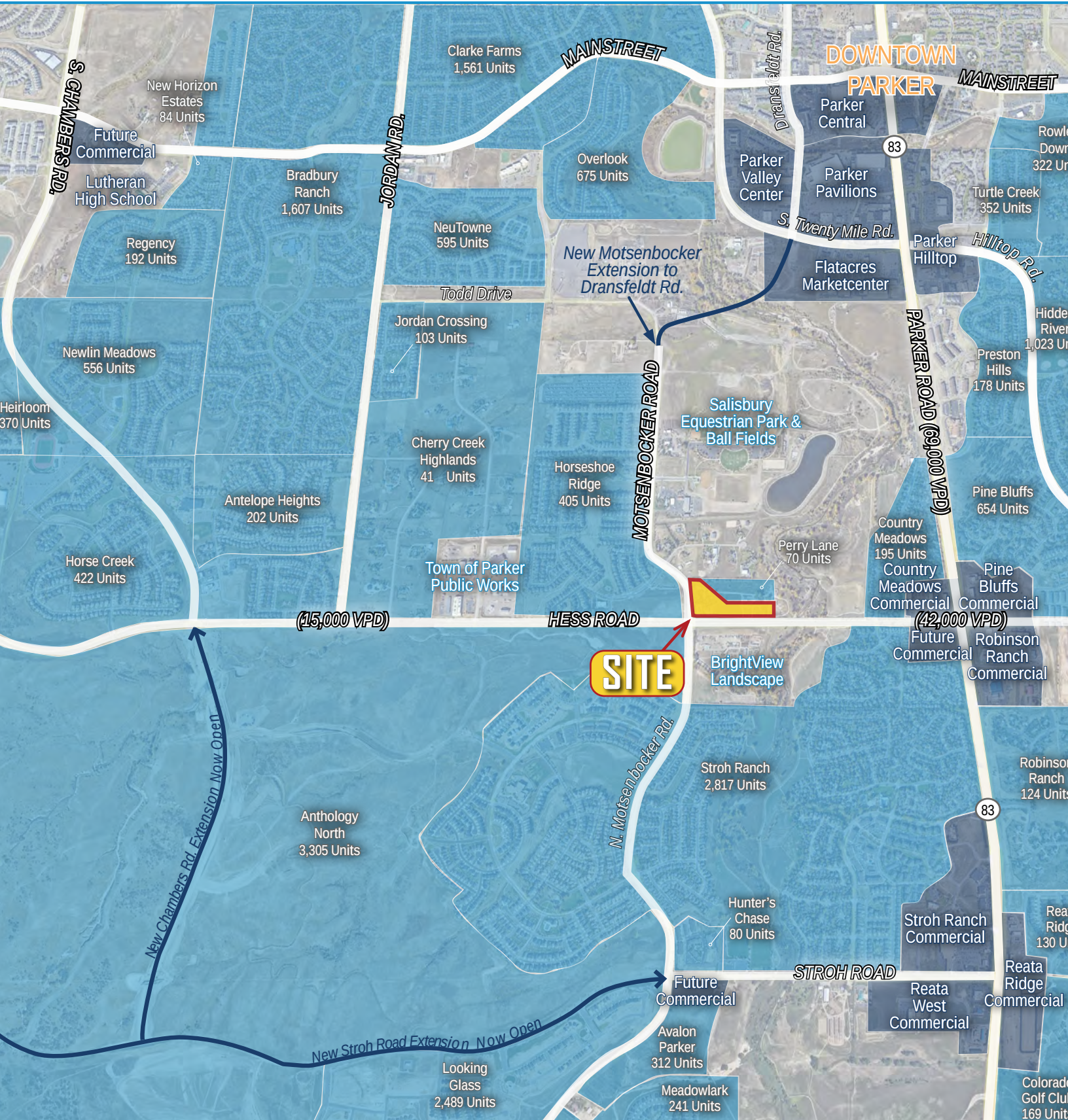
## CONCEPTUAL COMMERCIAL BUILDING RENDERING



## TOWNHOME RENDERINGS







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**HEATH HONBARRIER**  
V.P. Sales & Leasing  
[heath@trevey.com](mailto:heath@trevey.com)  
C: 720-252-0144

**MITCH TREVEY**  
Managing Director  
[mitch@trevey.com](mailto:mitch@trevey.com)  
C: 303-619-7192

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