

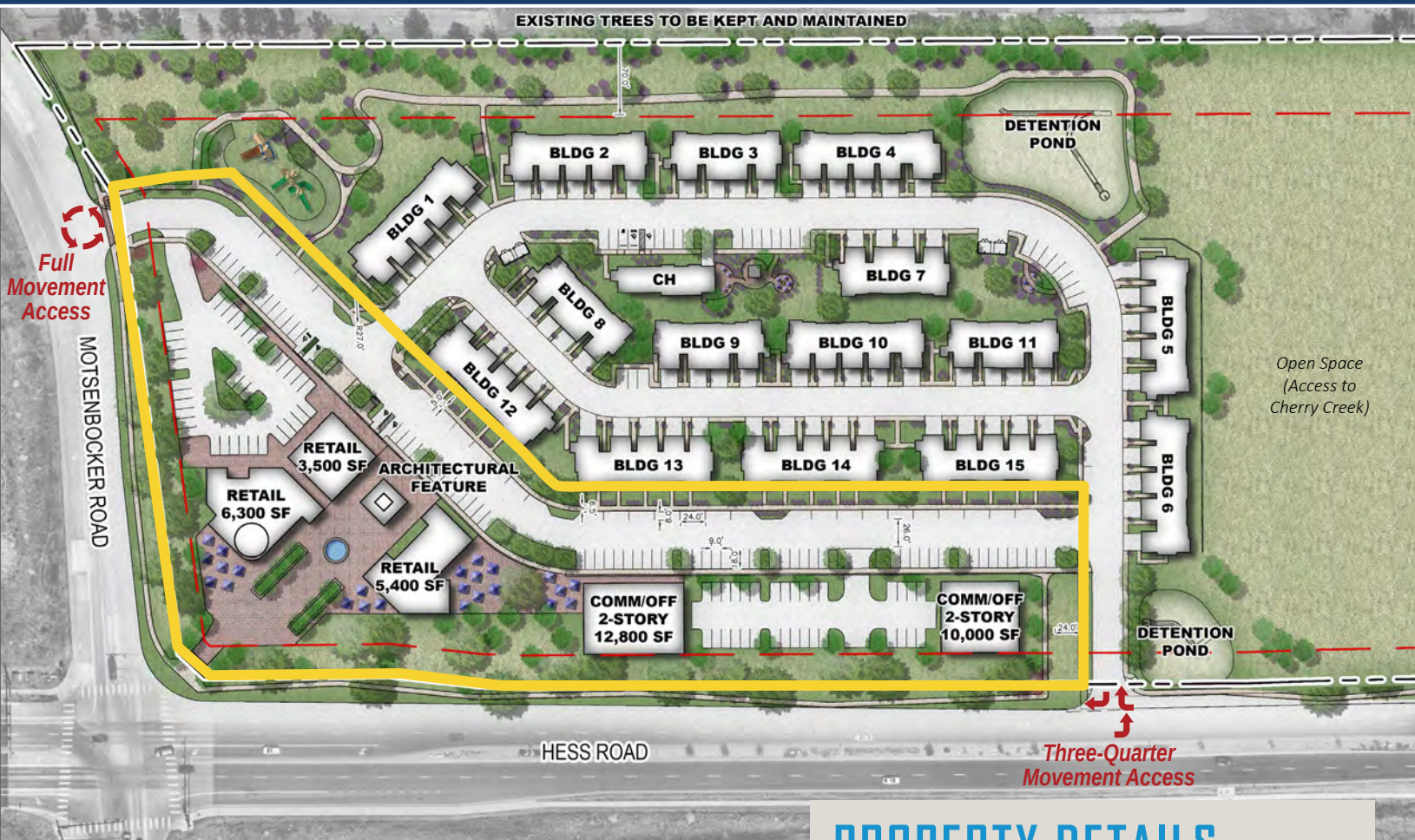
COMMERCIAL / MIXED-USE / RETAIL FOR SALE

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, Neighborhood Services
- Adjacent to 70 New Luxury Town Home Apartments
- Strong and Growing Traffic Counts on Hess Road and Motzenbocker Road
- Gas-Convenience, Car Washes, Automotive Service, Drive-Thru, Self-Storage, Daycare & Multi-Family - **Not Allowed**

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 475' on Motzenbocker 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 & Motzenbocker
- 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

HEATH HONBARRIER

V.P. Sales & Leasing
heath@trevey.com
C: 720-252-0144

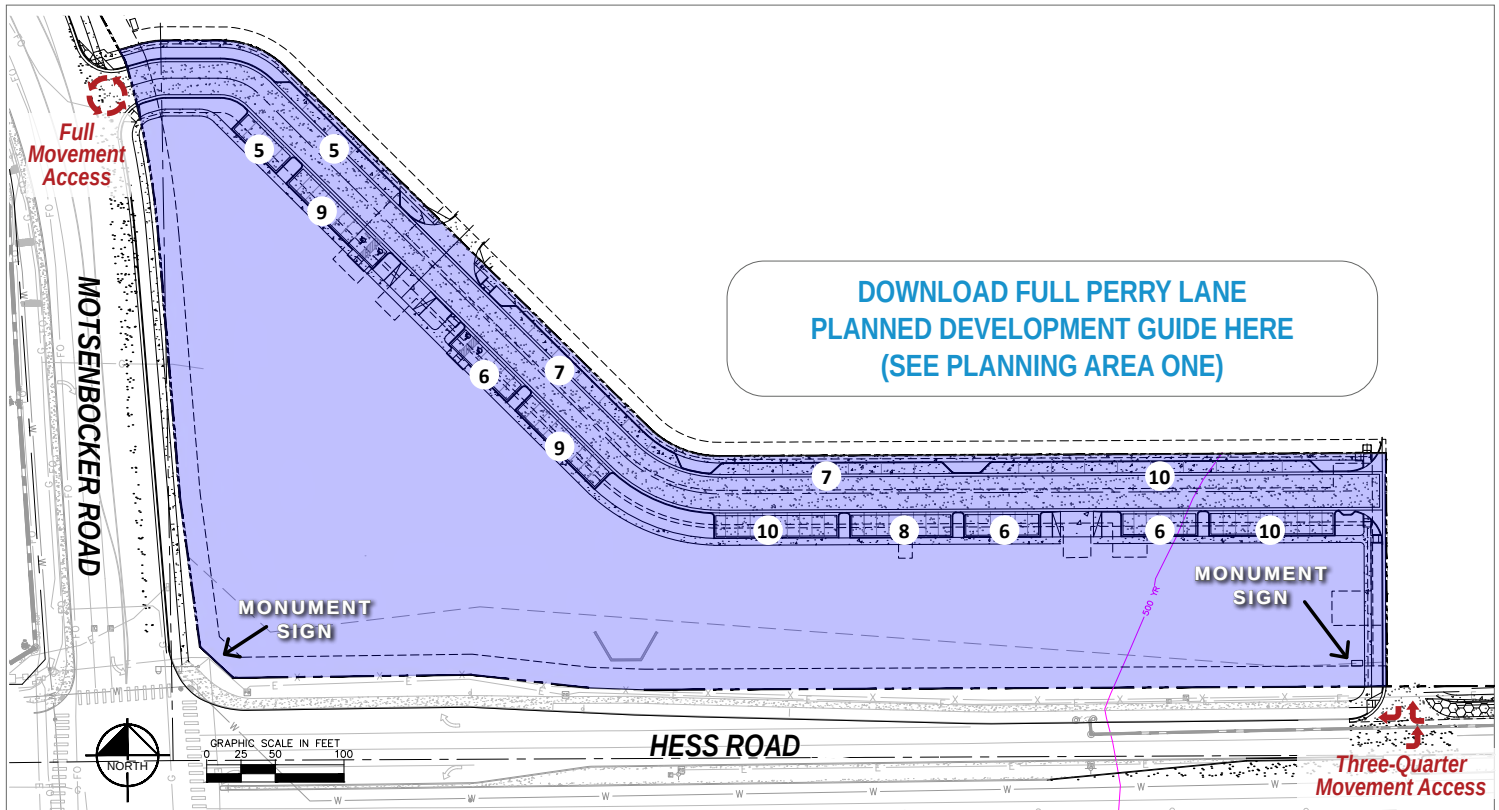
MITCH TREVEY

Managing Director
mitch@trevey.com
C: 303-619-7192

BULK LAND / BUILD-TO-SUIT FOR SALE

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

DEVELOPMENT / CONCEPT PLAN



DEVELOPER IMPROVEMENTS / CONDITION OF DELIVERY

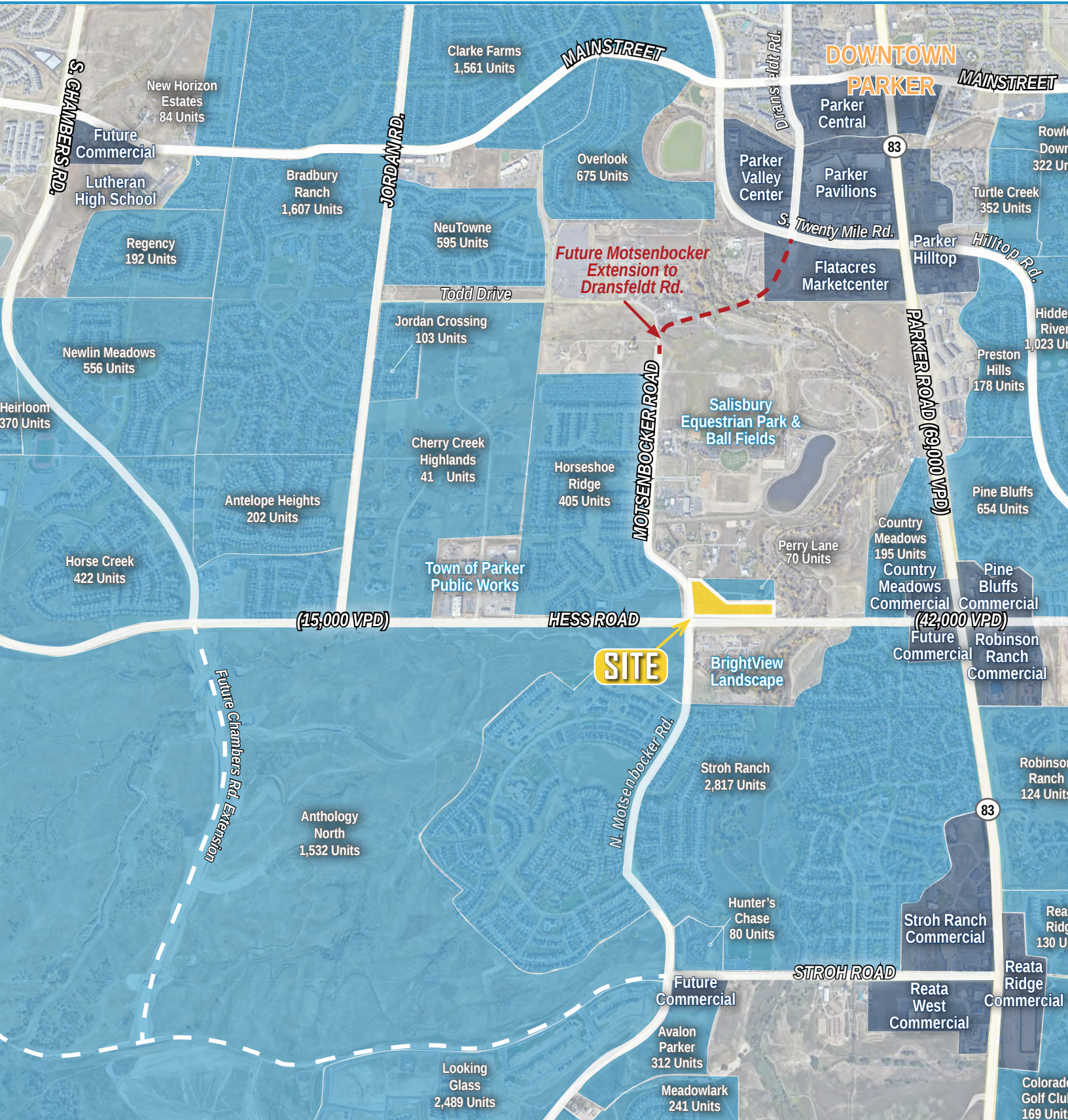
- **GRADING:**
 - Rough graded and ready for construction
- **WATER AND SANITATION IMPROVEMENTS:**
 - Payment of water inclusion and impact fees (not including tap fees)
 - Main water and sewer lines complete in adjacent roadway / utility easements
- **PRIMARY INTERNAL ROAD AND PARKING IMPROVEMENTS:**
 - 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





TREVEY
COMMERCIAL
REAL ESTATE

TREVEY COMMERCIAL
10510 Dransfeldt Rd, Suite 100
Parker, Colorado 80134
303-841-1400 | www.trevey.com

HEATH HONBARRIER
V.P. Sales & Leasing
heath@trevey.com
C: 720-252-0144

MITCH TREVEY
Managing Director
mitch@trevey.com
C: 303-619-7192

[CLICK HERE TO DOWNLOAD CREC BROKERAGE DISCLOSURE](#)

Information contained herein, while not guaranteed, is from sources believed reliable. Price, terms and information subject to change.
Please call to confirm current property status and accuracy of information contained herein.