

Dollar General NNN Investment Sale

119 Stone Quarry Rd
Parachute, CO 81635



**INVESTMENT
OFFERING**

David Gagliano
Sr. Vice President / Principal
303.818.3618 cell
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Steve Peters
Broker Associate
720.445.0586
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Offering Memorandum Disclosure

119 Stone Quarry Rd
Parachute, CO

This Offering Memorandum and the information contained therein is subject to the terms, provisions, and limitations of the confidentiality agreement with which we have provided you, the Buyer. By taking possession of and reviewing the information contained herein, Buyer agrees not to disclose, permit the disclosure of, release, disseminate or transfer any of the information obtained to any other person or entity except permitted herein.

Fuller Real Estate, LLC has obtained the information used in this package from sources we deem reliable. We have no reason to doubt the accuracy of the information, but neither we, nor the owner, warrant such information. All offers to purchase should be based on independent investigation, analysis, appraisal and evaluation of all facts, circumstances and materials deemed to relevant by the purchaser.

By taking possession of and reviewing the information herein, the Buyer acknowledges that David Gagliano and Steve Peters of Fuller Real Estate are acting as Seller's Agent ("Brokers") in the disposition of the property. We will disclose to you all adverse material facts about the property actually known by us. We will assist you without regard to race, creed, sex, religion, national origin, family status, marital status, or handicap. The Buyer acknowledges receipt of the form entitled Brokerage Disclosure to Buyer. (BD-24-10-19)(Mandatory 1-20)

Please note: All showings must be arranged in advance and accompanied by one of the listing brokers.



PROPERTY SUMMARY

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Address: 119 Stone Quarry Road, Parachute, Colorado

County: Garfield Location: Battlement Mesa

Building Size: 9,100±SF Land Size: 1.61 Acres

YOC: 2019

Parking: 37 Spaces

Zoning: PUD

Traffic: 18,000 vehicles per day

Sales Price: \$2,350,000 Cap Rate: 5.56%

NOI: \$130,764

Initial Term: 15 years - Expires 2034

Extensions: Three; 5-year options w/10% increases each

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**DOLLAR
GENERAL**

119 Stone Quarry Rd



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Grand Army of the Republic Hwy

U.S. HIGHWAY 6 / INTERSTATE 70



Parachute

18,000

Per Day

Colorado River

Tennis Pro Now

6,705

S Battlement Pkwy

119 Stone Quarry Rd



Stone Quarry Rd

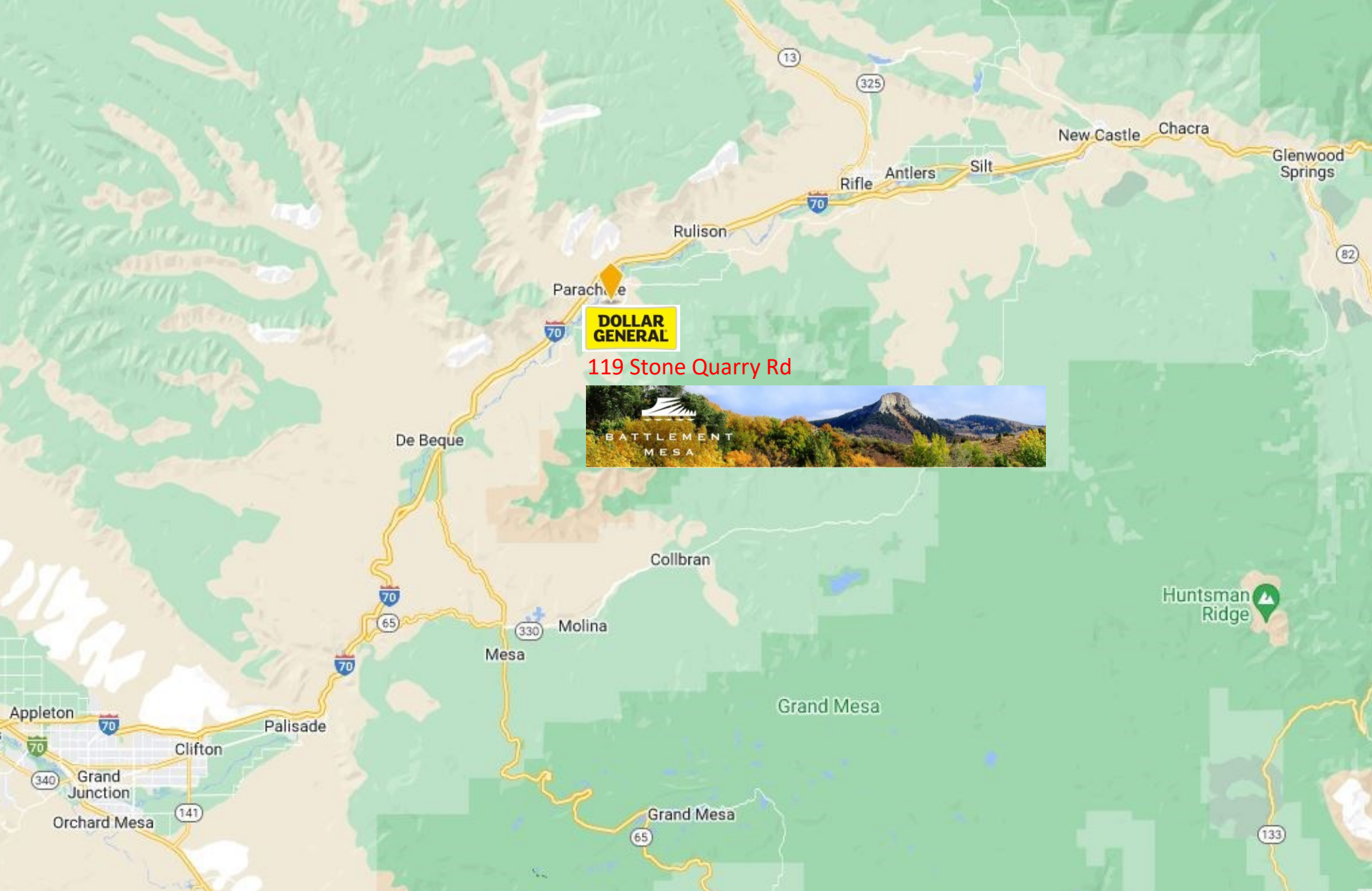
6,705

Per Day



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Location Map





THE COLORADO DREAM

119 Stone Quarry Rd
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Battlement Mesa



THE COLORADO DREAM



Battlement Mesa is referred to as *"The Colorado Dream"* for many reasons including spectacular views that are unmatched. Battlement Mesa is a 3,200 acre/1,200 unit housing community that offers an award winning golf course, a 53,000 square foot activity center, many trails, and surrounding retail.

Click the logo to visit their website for more information...



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Battlement Mesa





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Nearby Retail



	1 Mile Radius	3 Mile Radius	5 Mile Radius
POPULATION			
2028 Projection	3,424	7,373	7,520
2023 Estimate	3,221	7,000	7,142
HOUSEHOLDS			
2028 Projection	1,336	2,754	2,814
2023 Estimate	1,258	2,614	2,672
Growth 2023 - 2028	6.20%	5.36%	5.31%
HOUSEHOLD INCOME			
2023 Avg Household Income	\$96,737	\$83,852	\$84,698
2023 Med Household Income	\$72,256	\$67,724	\$68,000
HOUSING VALUE			
2023 Avg Household Income	\$96,737	\$83,852	\$84,698
2023 Med Household Income	\$72,256	\$67,724	\$68,000
MEDIAN HOME VALUE			
<\$100,000	4.46%	18.94%	18.91%
\$100,000 - \$200,000	16.20%	23.23%	23.01%
\$200,000 - \$300,000	28.04%	19.83%	19.51%
\$300,000 - \$400,000	32.83%	22.62%	22.46%
\$400,000 - \$500,000	1.30%	1.28%	1.31%
\$500,000 - \$1,000,000	17.17%	14.09%	14.81%
2023 Median Home Value	\$303,973	\$239,466	\$241,456
MEDIAN AGE			
Median Age	40.10	38.00	38.10
Average Age	40.50	38.90	38.90



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Demographics



OFFERED BY



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The information contained herein was obtained from sources believed to be reliable; however, Fuller Real Estate makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. Subject to errors, omissions, changes of price, prior sale, or withdrawal from market without notice.



Fuller Real Estate, LLC
5300 DTC Pkwy., #100
Greenwood Village, CO 80111
(303) 534-4822

The printed portions of this form, except **differentiated additions**, have been approved by the Colorado Real Estate Commission. (BDB 10-19) (Mandatory 1-20)

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:
119 Stone Quarry Rd., Parachute, CO
or real estate which substantially meets the following requirements:
N/A

Buyer understands that Buyer is not 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 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 serve as Broker.

CHECK ONE BOX ONLY:

Customer. Broker is the seller's agent seller's transaction-broker and Buyer is a customer. Broker, 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 or transaction-broker of Buyer.

Customer for Broker's Listings - Transaction-Brokerage for Other Properties. When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

Transaction-Brokerage Only. Broker is a transaction-broker assisting the Buyer 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 does 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 applies:

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 ACKNOWLEDGEMENT:

Buyer acknowledges receipt of this document on _____.

Buyer _____ Buyer _____

BROKER ACKNOWLEDGEMENT:

On _____, Broker provided _____ (Buyer) with this document via _____ and retained a copy for the Broker's records.

Brokerage Firm's Name: Fuller Real Estate, LLC




Broker Ryan Floyd, David Gagliano, Steve Peters



www.ezContract.com
BDB24-10-9 Brokerage Disclosure to Buyer

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