



FRANKTOWN COMMERCIAL REDEVELOPMENT

1867 Hwy . 83 & 1876 S. Kelty Rd., Franktown

OFFERING MEMORANDUM



State Hwy 83

S. Kelty Rd.

CONOCO

Franktown Commercial Redevelopment Site

1867 Hwy 83 & 1876 S. Kelty Rd.
Franktown, 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 relevant by the purchaser.

By taking possession of and reviewing the information herein, the Buyer acknowledges that Jason Russ of Fuller Real Estate is acting as Seller's Agent ("Broker") 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. (BDB-10-19) (Mandatory 1-20)

[Click here for a digital
Brokerage Disclosure form](#)



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TABLE OF CONTENTS

PROPERTY SUMMARY

MAPS / LOCATION OVERVIEW

DEMOGRAPHICS

DEVELOPMENT CONSIDERATIONS

OFFERING TERMS

CONTACT PAGE

[CLICK HERE TO VIEW
DRONE VIDEO](#)



Largest Contiguous Commercial Site in Franktown

- ◆ 7.44 Acres
Commercial Zoning
- ◆ 2 Unique Parcels
- ◆ 16,524 SF Across
7 Structures
- ◆ 2 Existing Curb Cuts
to SH 83
- ◆ 815±' Frontage to
SH 83
- ◆ 375±' Frontage to
Kelty Rd





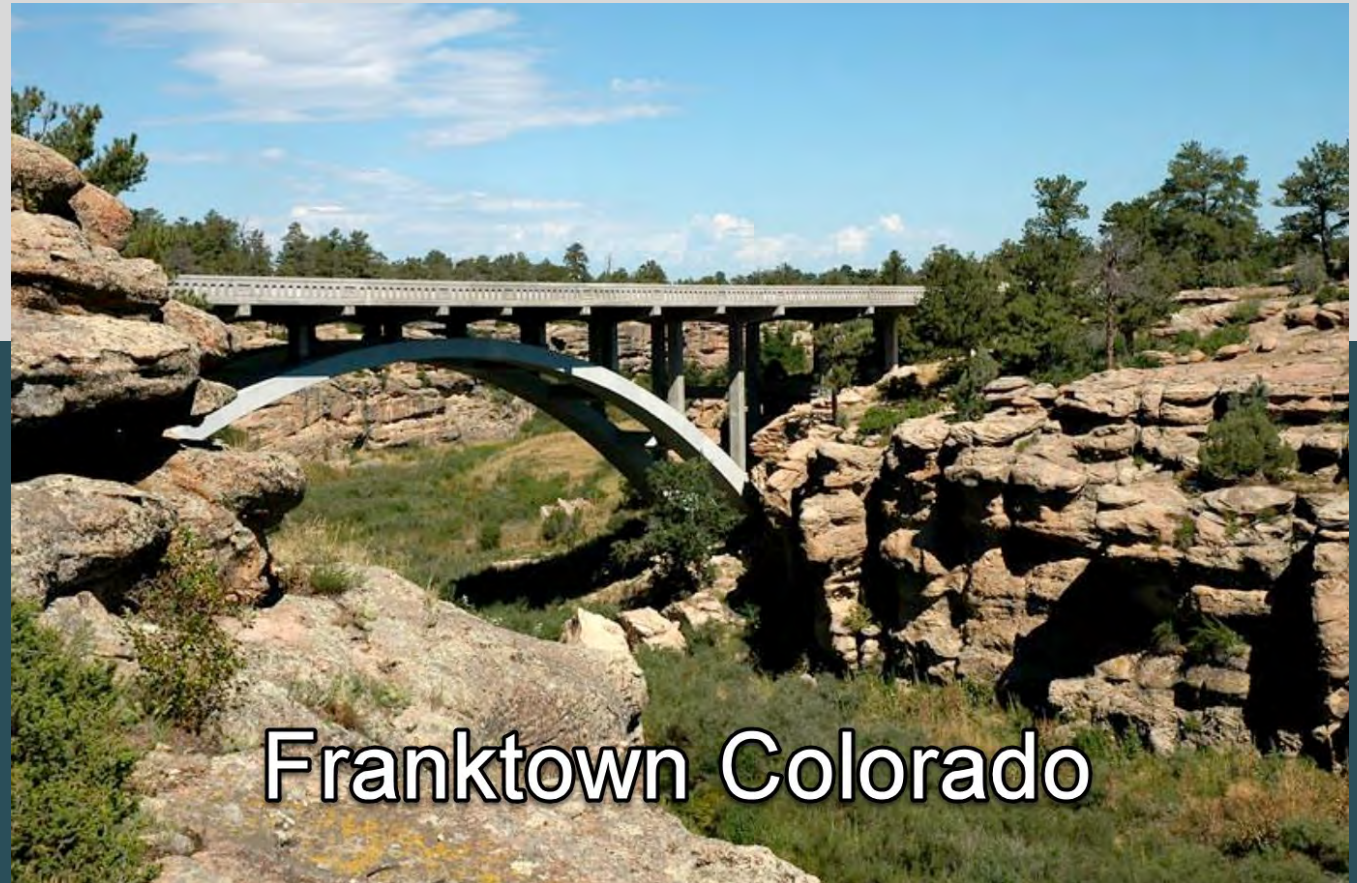
Subject Property

South of the busy intersection of State Highways 83 and 86, sits 7.44 acres of commercially zoned land offering significant redevelopment value. Currently configured with two separate access points from highway 83, the property benefits from over 815+/- feet of frontage to the highway and exposure to almost 3 million vehicles per year. As the largest contiguous commercial site in the Franktown Village, this assemblage offers great flexibility from a redevelopment perspective and provides flat topography. Historically being used as a retail storefront for an antique shop, there is value in the existing structures and the property could present an equally valuable opportunity to an owner-user or combination of businesses.

With residential developments continuing to expand the population of Franktown and the surrounding areas, there will be increasing demand for local commercial and retail options. As the path of development continues toward Franktown, this assemblage represents a strategic opportunity to own and/or develop the largest commercially zoned land area in the Franktown Commercial Core.

Franktown was established as Douglas County's first county seat in 1861 and previously served as a natural point of interest and major activity center throughout the 1860s and 1870s. Nestled along the Cherry Creek, and having previously provided the last stagecoach stop headed south out of Denver, Franktown has a history as a significant crossroads. Today, the Franktown Village area provides the intersection of both State Highway 83, traveling north through Parker onto the Greater Denver Metro area, and south through the Black Forest onto Colorado Springs, and State Highway 86 traveling west through Castle Rock onto the I-25 corridor and east through Elizabeth and Kiowa and the outlying Elbert County area. The commercial core in Franktown currently provides varying retail sales & service, restaurants, gasoline and convenience stores, and professional offices for many local businesses. The local community would benefit from several land uses provided for in both the Douglas County Commercial and Business Zoning Districts.

Franktown Village



PROPERTY SUMMARY



Property Addresses: 1867 N. State Hwy 83, Franktown, CO
1876 Kelty Rd., Franktown, CO

State Parcel ID's 2507-020-00-049
2507-020-00-025

Current Zoning: Commercial (Douglas County)

Future Zoning: Commercial (Douglas County)

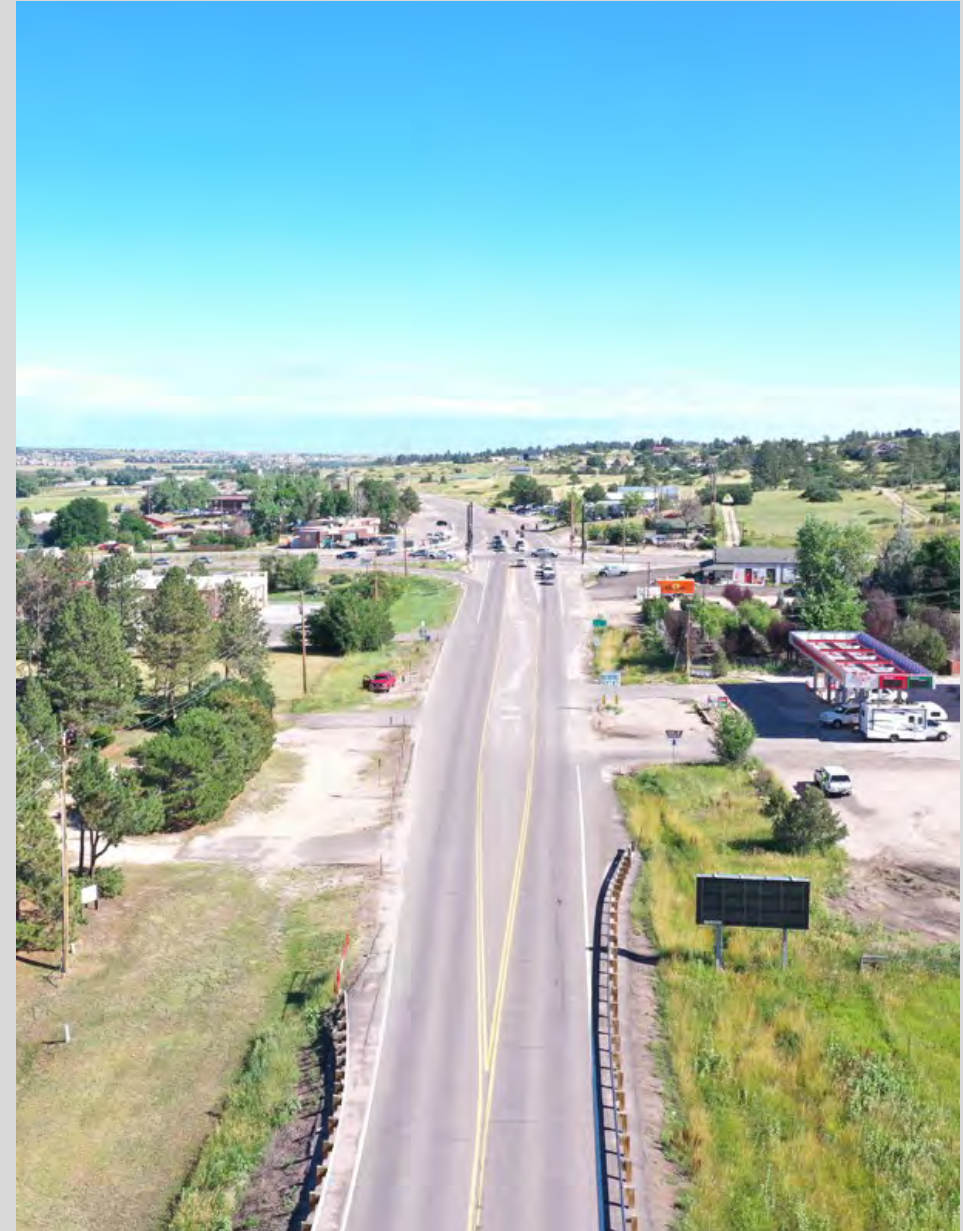
Current Uses: Commercial/Retail Storefront
Residential
Storage/Agricultural Utility

Land Area: 7.44 Acres
324,086 SF

2023 Taxes: \$10,375.00

Curb Cuts: 2 Existing to SH 83

Frontage: 815±' to SH 83
375±' to Kelty Road



CURRENT IMPROVEMENTS/BUILDING LAYOUT

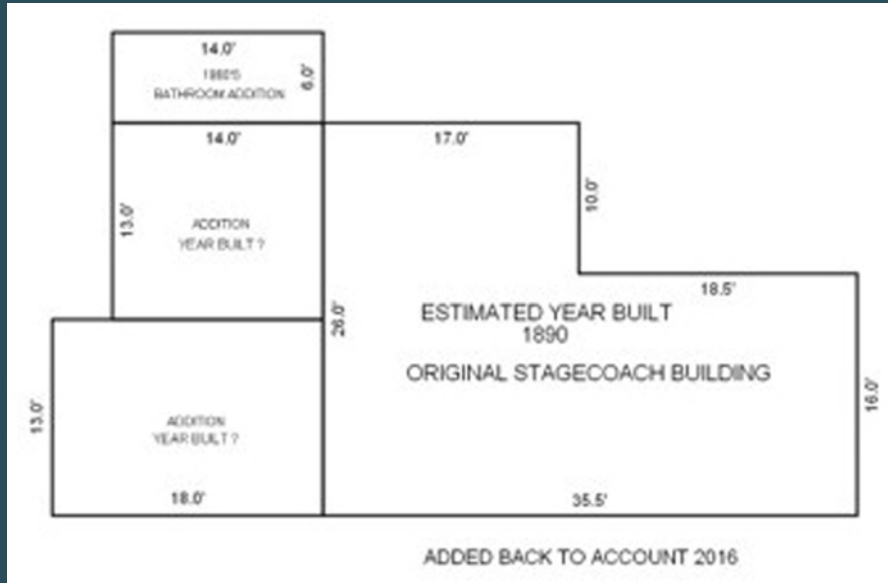


<u>Bldg #</u>	<u>YOC</u>	<u>SF</u>	<u>Name</u>
1	1876	1,238	Stagecoach / Cottage
2	1938	1,707	Primary Residence
3		930	Carport
4	1950	3,712	Gallery / Storefront
5	1962	840	Block House / Storage
6	1962	1,134	Small Gallery
7	1948	6,963	Barn / Warehouse / Event Space



APPROXIMATE Sq.Ft. BY TYPE	
Retail / Commercial	6,924 SF
Residential	1,707 SF
Storage / Flex Space:	7,893 SF
TOTAL:	16,524 SF

CURRENT IMPROVEMENTS/BUILDING LAYOUT

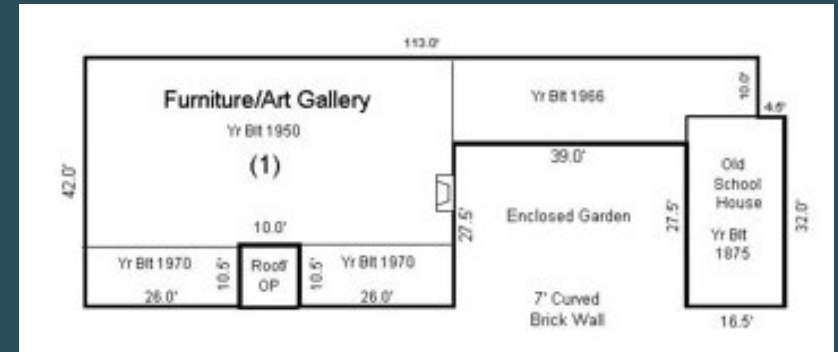


#1 - Stagecoach / Cottage





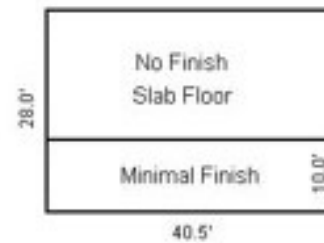
#4 - Gallery / Storefront



#5 - Block House / Storage



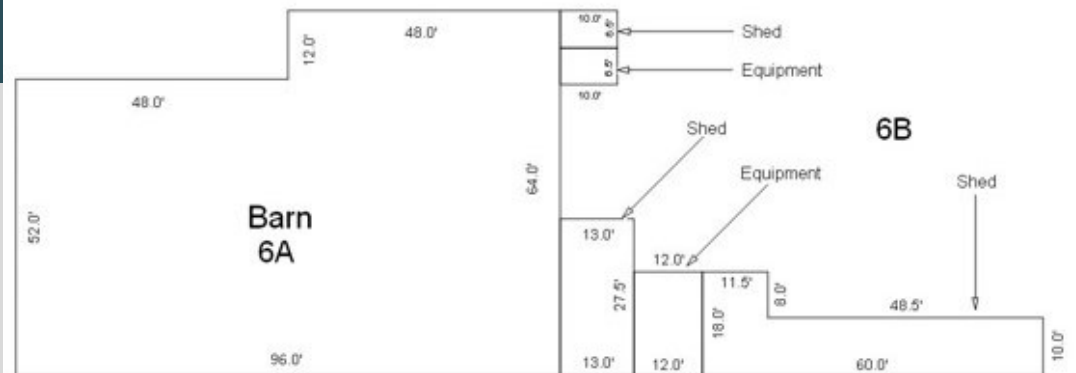
#6 - Small Gallery





#7 - Barn / Warehouse / Event Space

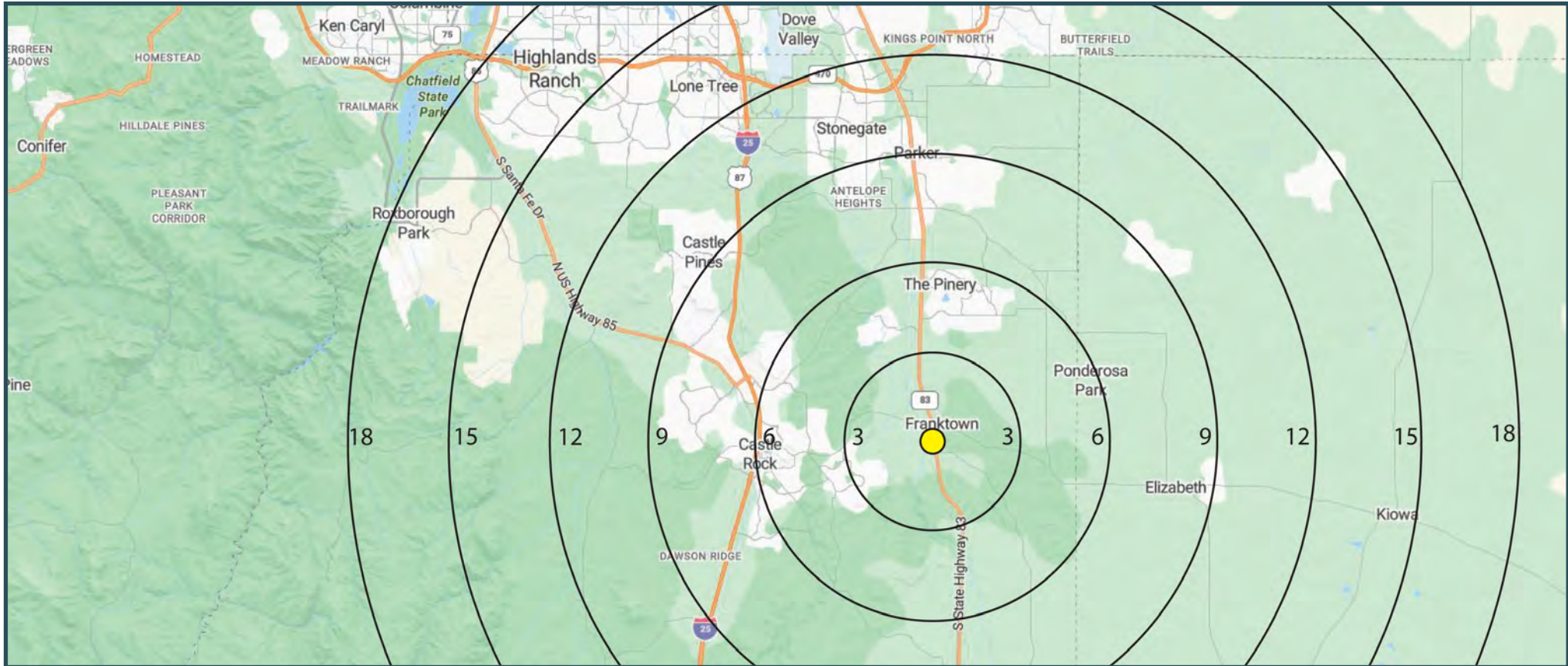
PARCEL #0037701
Ayers of Franktown
1867 N State Highway 83



Average Quality
Out Building
Bldg 6
MMF 05/26/05



LOCATION OVERVIEW



Area Demographics

	1 MILE	3 MILE	5 MILE
POPULATION	373	9,394	47,003
HOUSEHOLDS	123	2,813	14,520
AVE HH INCOME	\$120,820	\$153,870	\$152,834

Source: CoStar 2023

Franktown Home Values

\$986,327

↑ 0.7% 1-yr

The average Franktown home value is \$986,327, up 0.7% over the past year.

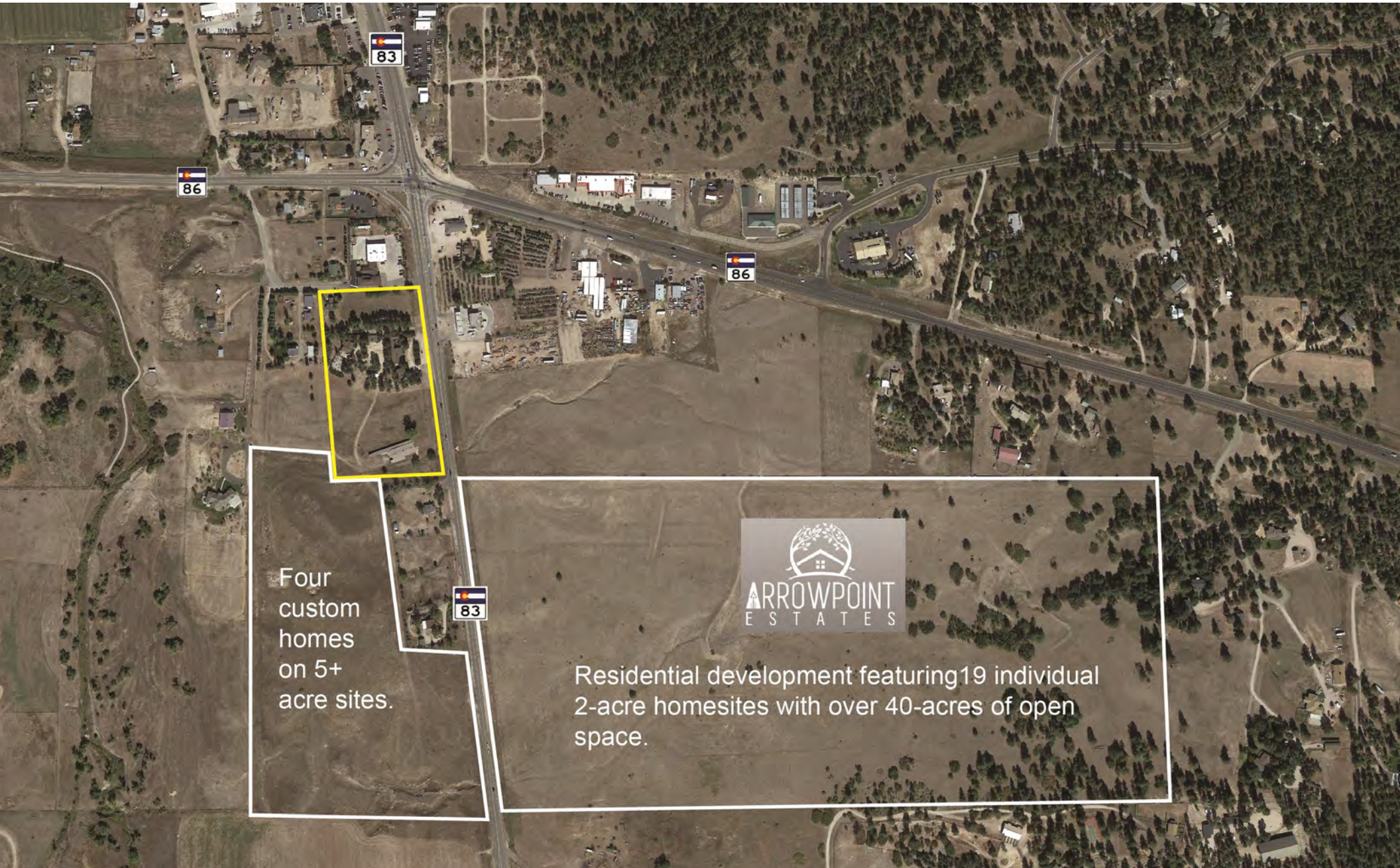
Source: Zillow - Feb 2024

TRAFFIC COUNTS

Description	AADT	Year
ON SH 83 S/O SH 86, FRANKTOWN	8,100	2022
ON SH 83 N/O SH 86, FRANKTOWN	15,000	2022
ON SH 86 E/O SH 83, FRANKTOWN	9,900	2022
ON SH 86 W/O SH 83, FRANKTOWN	11,000	2022

LOCATION OVERVIEW





Four custom homes on 5+ acre sites.



Residential development featuring 19 individual 2-acre homesites with over 40-acres of open space.

Maximum Building Height:

60'

Utilities:

Electric: CORE Electric Cooperative
Gas: Black Hills Energy
Phone & Internet: Comcast / Xfinity

Planning / Platting:

To redevelop the Subject Property a Site Improvement Plan, Platting, and Water/Septic Review will be required by the County.

Water / Sanitation:

The Subject Property is currently serviced by three pre-1972 wells and three septic tanks/leachfields. A Water/Septic Review and subsequent waiver approval from the County Commissioners will be required to redevelop the property with on-site commercial well and septic services.

Access:

If redeveloped, CDOT will likely require a combination of the existing adjacent accesses.

Floodplain:

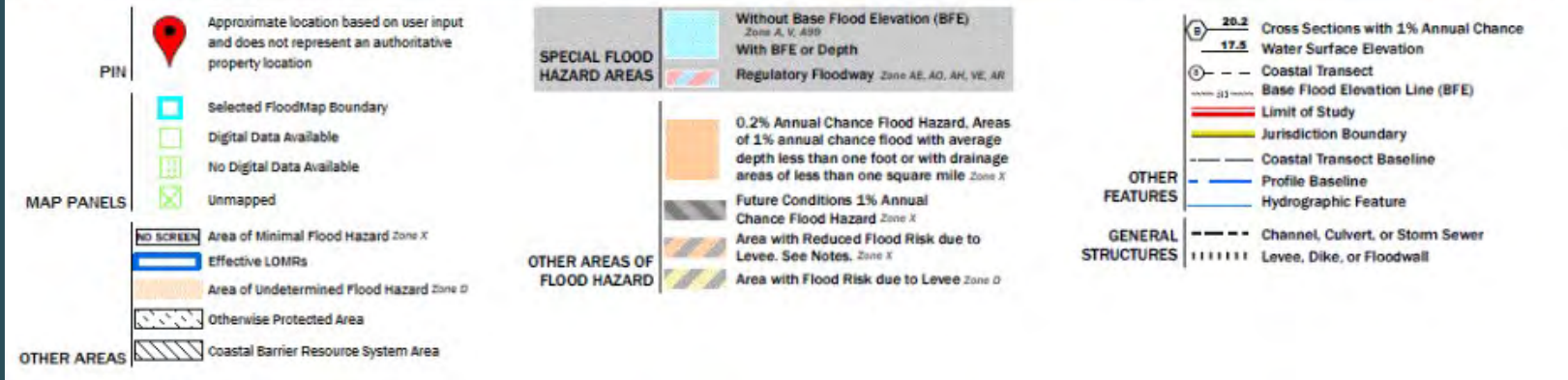
A portion of the southern parcel is included in the 500-year floodplain (*map attached*).

DEVELOPMENT CONSIDERATIONS



USDA Farm Service Agency, Microsoft

Powered by Esri



COMMERCIAL

- ◆ Equipment Rental - Small
- ◆ Mini Warehouse
- ◆ Motorized Vehicles/Equipment—Sales & Service
- ◆ Motorsports Facility
- ◆ Recreational Facility - Outdoor/Community
- ◆ Retail/Service Business - Including Outdoor/Wholesale
- ◆ Sexually Oriented Business
- ◆ Theater - Outdoor/Indoor

ACCESSORY USES

- ◆ Satellite Dish
- ◆ Storage Area - Commercial
- ◆ Single or MF Residence for Management or Employees



Click Links for Zoning

COMMERCIAL ZONING

BUSINESS ZONING

BUSINESS

- ◆ Automotive Service Station with Gasoline Pumps
- ◆ Bank/Financial Institution (including drive-up)
- ◆ Bar/Lounge
- ◆ Club/Country Club
- ◆ Day-Care Center
- ◆ Event Center
- ◆ Firing Range - Indoor
- ◆ Hospital
- ◆ Hotel/Motel
- ◆ Nursing or Extended-Care Facility
- ◆ Office
- ◆ Parking Lot
- ◆ Restaurant/Fast-Food Establishment
- ◆ Retail/Service Business - Indoor
- ◆ Retirement Home
- ◆ Seasonal Use
- ◆ Theater-Indoor
- ◆ Veterinary Clinic/Hospital

* There is a path for Outdoor Storage on this Site. Please see Zoning Links for full details.

LOOKING NORTH TOWARDS PARKER & GREATER METRO DENVER



OFFERING TERMS



OFFERING PRICE:

Call Broker For Pricing Information

*Subject property is offered for a fee simple sale only.
No ground leases nor seller-financing will be considered.*

OFFERS:

(Please submit your Offer with the following)

1. Description of Purchasing Entity along with resume of current portfolio and properties developed.
2. Proper proof of funds.

FINANCING:

Cash sale or Purchasing Entity to obtain new financing.

INSPECTIONS:

Contact Jason Russ at Fuller Real Estate to schedule tours and appointments.
Do not contact property owner.

TITLE AND ESCROW:

Inspection and entitlement periods negotiable.

POSSESSION: "As-Is"

CONFIDENTIALITY AGREEMENT:

To be executed by the proposed Purchasing Entity.





CONTACT INFORMATION



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