

3140 NE COUNTY LINE ROAD
ERIE, CO 80516

ERIE TOWN CENTER DEVELOPMENT LAND



CONFIDENTIALITY STATEMENT

This confidential Offering Memorandum, has been prepared by Goodman Commercial Real Estate, Inc. ("GCRE") for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. GCRE recommends you, as a potential buyer/ investor, should perform your own independent examination and inspection of the property described herein as **3140 NE County Line Road in Erie, Colorado** (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by GCRE or its brokers.

GCRE makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. GCRE has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the GCRE and the Owner of the Property. Goodman Commercial Real Estate make no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, GCRE and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, GCRE and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. GCRE shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of GCRE. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to GCRE at your earliest convenience.

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BROKERAGE DISCLOSURE

Different Brokerage relationships are available which include Seller Agency, Buyer Agency, or Transaction-Brokerage. Goodman Commercial Real Estate is representing the Seller of the property known as **3140 NE County Line Road, Erie, CO** as the Seller's Agent. Unless another Brokerage Relationship now exists between you and Goodman Commercial Real Estate, Inc. ("GCRE"), GCRE must treat you as a Customer. GCRE owes no fiduciary responsibility to you as their Customer. Should you require assistance in completing a purchase of this property, we recommend seeking the advice of a licensed real estate broker or legal counsel.



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3140 NE COUNTY LINE ROAD ERIE, CO

Price:	\$8,000,000
Total Lot Size:	10.86 Acres
Price Per SF:	\$16.91/SF
Current Zoning:	LR (Light Residential)
Zoning Authority:	Town of Erie
Erie Future Land Use:	Mixed Use

Property Highlights

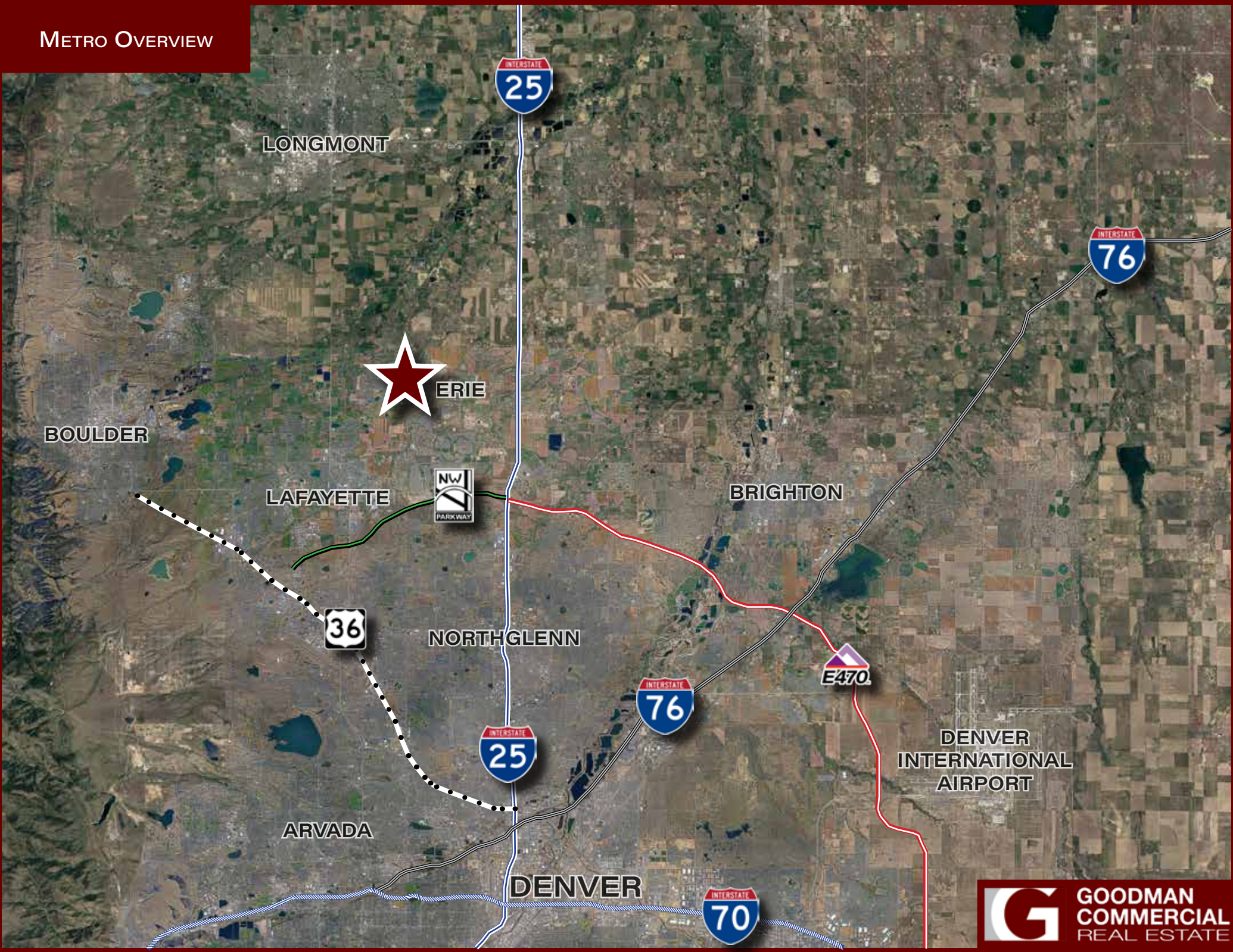
- 10.86 Acres of Flat Ground with immediate proximity to the planned Erie Town Center development.
- Erie Town Center is a 390 Acre Development that will contain Multifamily Housing, Single-Family Housing, Mixed-Use, and Retail areas.
- The Town Support for Erie Town Center is demonstrated by the Town purchasing the 19.41 Acre Regency Parcel in February 2022.
- Currently Zoned LR by the Town of Erie.
- 2015 (Current) Erie Comprehensive Plan has a Future Land Use of Mixed Use.



An aerial photograph showing a vast, flat, brown field in the foreground. In the middle ground, there is a residential area with several houses and trees. In the background, there are mountains under a clear blue sky. A dark red rectangular box is overlaid on the center of the image, containing the text "AREA OVERVIEW" in white, bold, uppercase letters.

AREA OVERVIEW

METRO OVERVIEW



AREA OVERVIEW

BOULDER
COUNTY

WELD
COUNTY

OLD TOWN
ERIE

ERIE
HIGH SCHOOL

ERIE PARKWAY



N. 119TH STREET

COUNTY LINE ROAD

WELD COUNTY ROAD 5

Colliers Hill

2,800 Homes
Master Developer:
CDG/Raintree

Builders:
Richmond American
KB Home
Boulder Creek



Erie Gateway

1,100 Acre
Master-Planned Community
Preferred Developer: Hines



Erie Town Center

390 Total Acres
145 Developable Acres
Master-Planned Development



OLD TOWN
ERIE



ERIE PARKWAY

Erie Highlands

Approx. 1,200 Homes
Richmond American



N. 119TH STREET

COUNTY LINE ROAD



LOCATION OVERVIEW



ERIE
ELEMENTARY
SCHOOL

ERIE
MIDDLE
SCHOOL

OLD
TOWN
ERIE

COUNTY LINE ROAD

ERIE
POLICE
DEPARTMENT

ERIE TOWN CENTER
ELLEN LUMRY ESTATE
PARCEL

ERIE TOWN CENTER
RANCHWOOD
PARCEL

ERIE TOWN CENTER
REGENCY
PARCEL

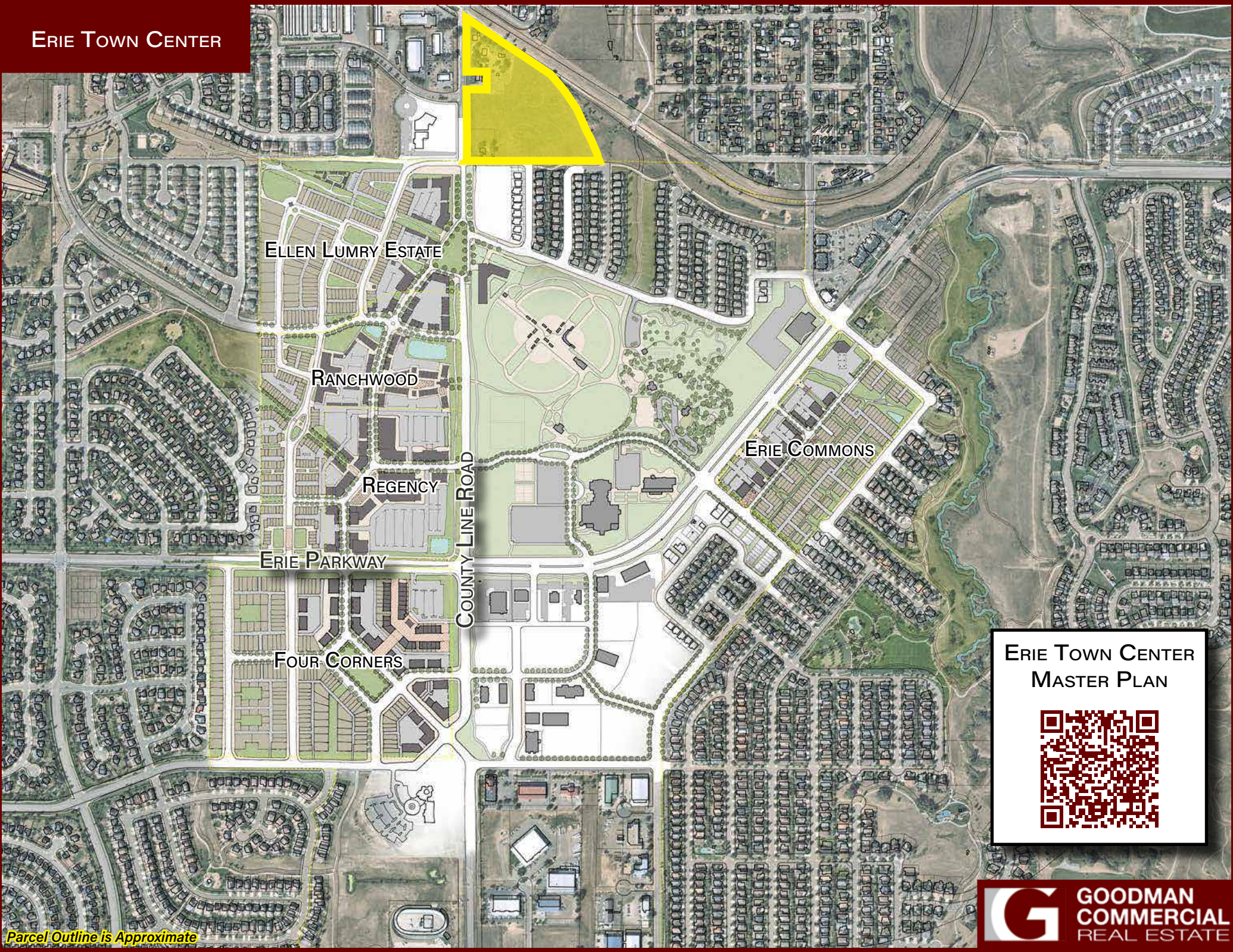
ERIE
COMMUNITY CENTER
&
PARK

ERIE TOWN CENTER
ERIE COMMONS
PARCEL

ERIE PARKWAY

Parcel Outlines are Approximate

ERIE TOWN CENTER



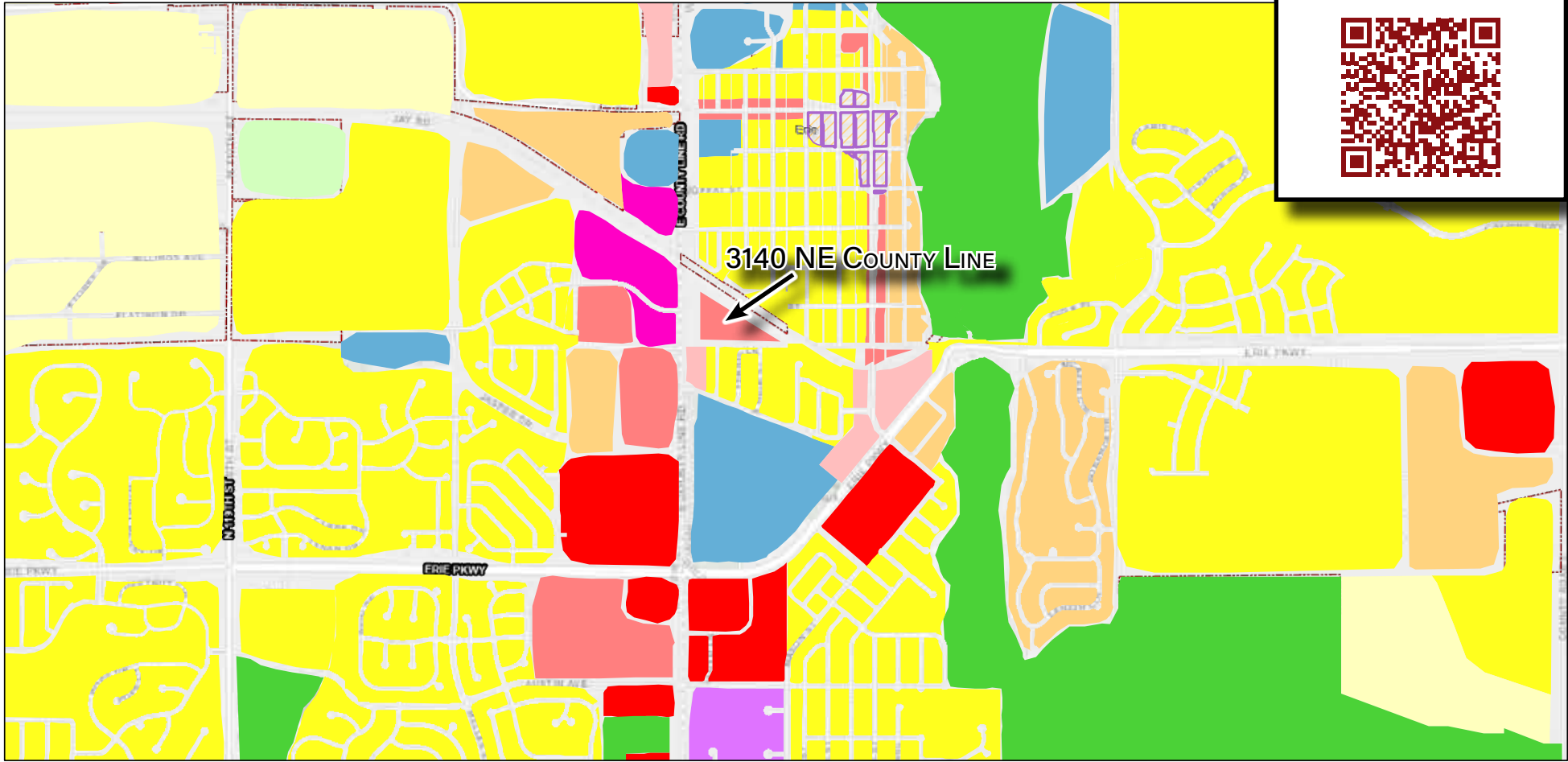
Parcel Outline is Approximate

ERIE TOWN CENTER
MASTER PLAN



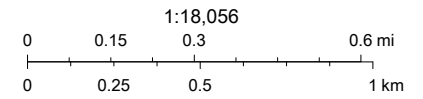
ArcGIS Web Map

ERIE
COMPREHENSIVE
PLAN

11/17/2022, 10:25:10 AM

- | | | |
|---|---|------------------------|
| Planning Area | MDR - Medium Density Residential 96-12 du/ac) | I - Industrial |
| Comprehensive Plan Areas | DT - Downtown District | OS - Public Open Space |
| P/QP - Public/QuasiPublic | NC - Neighborhood Commerical | City Limits |
| AG - Argriculture | CC - Community Commerical | Streets |
| RR - Rural Residential | MU - Mixed Use | Collector |
| LDR - Low Density Residential (2-6 du/ac) | B - Business | Arterial |



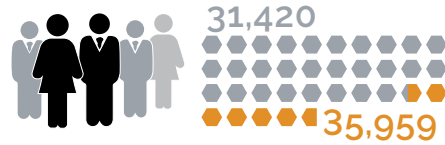
Esri, HERE, Boulder County, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, TOE GIS

ArcGIS Web AppBuilder
Boulder County, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA | TOE GIS | Esri, HERE |



Market Study

POPULATION & GROWTH



4.6%
PROJECTED ANNUAL GROWTH BY 2025

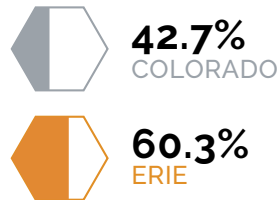
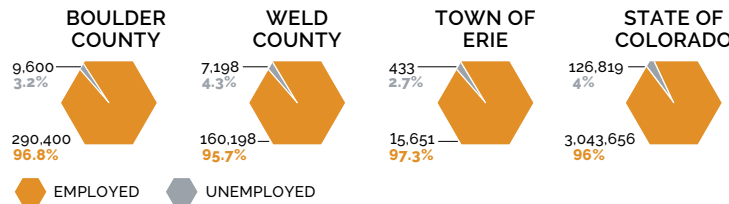
10,925 HOUSEHOLDS IN THE ERIE PLANNING BOUNDARY



13,185

PROJECTED HOUSEHOLDS BY 2025

LABOR FORCE



RESIDENTS WITH A BACHELORS DEGREE OR HIGHER

COMMUNITY

37
MEDIAN AGE TOWN OF ERIE

2.86
AVERAGE HOUSEHOLD SIZE WITHIN ERIE

MEDIAN HOUSEHOLD INCOME 2022



\$75,355
DENVER METRO

+69%



\$125,353
ERIE, CO

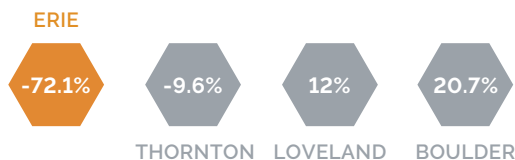
ERIE 2022
COMMUNITY
PROFILE



ERIE DEMOGRAPHIC
DATA



RETAIL LEAKAGE/SURPLUS



NOTABLE GAPS FOR ERIE

GAP | SALES POTENTIAL
\$407M | **\$485M**

FOOD & BEVERAGE RETAILERS	\$82M
FOOD & BEVERAGE RESTAURANTS	\$70M
GENERAL MERCHANDISE RETAILERS	\$51M

INFRASTRUCTURE

Utilities

Electrical service: Xcel Energy

Natural gas service: Xcel Energy and Black Hills Energy

Water service: Town of Erie

Treatment Capacity

State-of-the-art microfiltration Water Treatment Facility: 16.5 MGD*

Reclamation Capacity

Water Reclamation Facility: 1.95 MGD

Irrigation

1M gallon reuse water storage reservoir provides irrigation for Town parks, golf course, and future areas.

*MGD = million gallons per day

TOP EMPLOYERS IN ERIE

	# Employees
1 King Soopers	247
2 Town of Erie	364
3 CO National Gold Club	72
4 McDonalds	67
5 Magnum Plastics	63

MAJOR AREA EMPLOYERS

	# Employees
1 CenturyLink	6,500
2 JBS USA	4,590
3 Banner Health.	3,560
4 Meditronic Inc.	3,200
5 Vestas	2,800
6 Ball Aerospace	1,600
7 Boulder Community Health	1,523
8 IBM Corp.	1,460
9 Good Samaritan Medical	1,450
10 Seagate Technology	1,400

RESIDENTIAL DEVELOPMENT & POPULATION FORECASTS

YEAR	HOUSEHOLDS	POPULATION
2021	8,545	22,728
2026	9,430	24,925
2021	29,095	75,556
2026	31,491	81,653
2021	144,600	379,387
2026	152,910	401,306

Measured from the intersection of Erie Parkway and County Line Road.

ERIE TRAFFIC COUNTS

INTERSECTION	AADT
I-25 & Erie Pkwy.	108,000
I-25 & Hwy. 52	102,000
Erie Pkwy. & County Line Rd.	12,660
Hwy. 7 & Sheridan Pkwy.	24,000
Hwy. 7 & Bonanza/Lowell	17,000
Erie Pkwy. & County Rd. 5	17,000
Hwy. 287 & Arapahoe Rd.	35,640

SALES & USE TAX

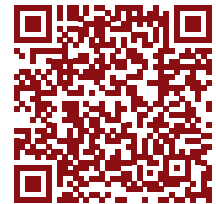
Tax District	Weld County Inc. prior to 1994	Weld County Inc. since 1994	Boulder County
State of Colorado	2.9%	2.9%	2.9%
County			0.985%
Town of Erie	3.5%	3.5%	3.5%
Regional Transportation District		1%	1%
Cultural District			0.10%
Total	6.4%	7.4%	8.485%

- No head/occupational tax
- Colorado Individual Income Tax and Corporate Income Tax is a flat rate of 4.55%

ERIE 2022 COMMUNITY PROFILE



ERIE DEMOGRAPHIC DATA



An aerial photograph of a suburban area with a large, open field in the foreground. The field is mostly brown and dry, with some patches of snow. In the background, there are residential neighborhoods with houses and buildings, and a range of mountains under a clear blue sky. A red rectangular box is overlaid on the center of the image, containing the text "PROPERTY OVERVIEW" in white, bold, uppercase letters.

PROPERTY OVERVIEW

SITE PLAN

Parcel Outline is Approximate

TELLEN AVENUE

ERIE
POLICE
DEPARTMENT

N.A.P.

COUNTY LINE ROAD

ERIE TOWN CENTER
ELLEN LUMRY ESTATE
PARCEL



ERIE TOWN CENTER
FOUR CORNERS
PARCEL

ERIE TOWN CENTER
REGENCY
PARCEL

ERIE TOWN CENTER
RANCHWOOD
PARCEL

ERIE TOWN CENTER
ELLEN LUMRY ESTATE
PARCEL

ERIE
POLICE
DEPARTMENT

COUNTY LINE ROAD



ERIE
ELEMENTARY SCHOOL

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MIDDLE SCHOOL

OLD TOWN
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