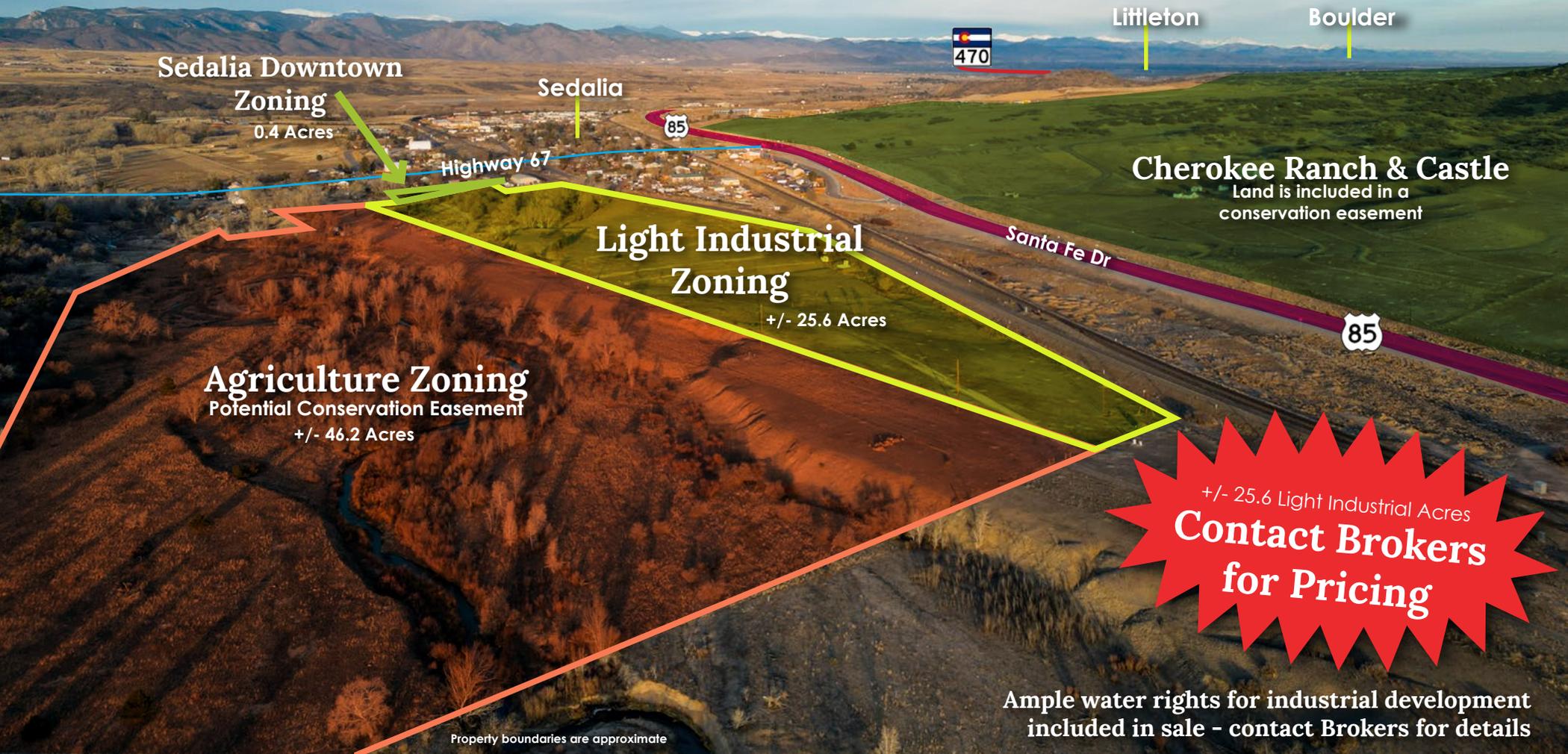


FOR SALE - Light Industrial Land with Outside Storage 4010 Douglas Avenue, Sedalia, CO

RARE Douglas County Light Industrial Land



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navpoint
REAL ESTATE GROUP

Light Industrial Land | 4010 Douglas Avenue, Sedalia, CO

Overview

NavPoint Real Estate Group has been retained as the exclusive agent for the Seller of this rare Light Industrial Development parcel totaling 72.18 gross acres with +/- 25.57 light industrial acres in booming Douglas County Colorado. The property is located in the town of Sedalia with zoning and development approvals provided by Douglas County. Many Light Industrial uses—including outdoor storage—are approved uses subject to an administrative approval process. Current industrial vacancy rates in the County are at all-time lows in the low single digits while lease rates are at all-time highs with very little land available for similar development. This large tract along the Santa Fe corridor has very easy access to I-25 through Castle Rock to the south and C-470 to the north on Santa Fe. Douglas County has a wide-ranging list of uses for light industrial zoning. The roughly 50 acres of the site that are zoned agriculture could potentially be set aside in a conservation easement providing additional tax benefits.



Light Industrial Land | 4010 Douglas Avenue, Sedalia, CO

Property Details

Address:	4010 Douglas Ave Sedalia, CO 80135
County:	Unincorporated Douglas County
Parcel Numbers:	2353-133-00-011 2353-144-00-010
Total Site Size:	72.18 Acres
Zoning:	Light Industrial (+/- 25.6 Acres) Agriculture (+/- 46.2 Acres) Sedalia Downtown (0.4 Acres)

Existing Utilities

Water:	Sedalia Water (Available for inclusion in district)
Aquifer Rights:	Denver - 35 acre-feet (NNT) Arapahoe - 39.66 acre-feet (NT) Laramie-Fox Hills - 38.6 acre-feet (NT)
Sewer:	Septic (Subject to applicable regulations; future sanitary sewer connection is anticipated)
Gas:	Xcel Energy
Electric:	CORE Electric Cooperative
Telecom:	Comcast or Century Link
Access:	Hwy 85/Hwy 67

Entitlements Required Post-Closing

- Property is subject to the County's Site Development Plan process—an administrative process

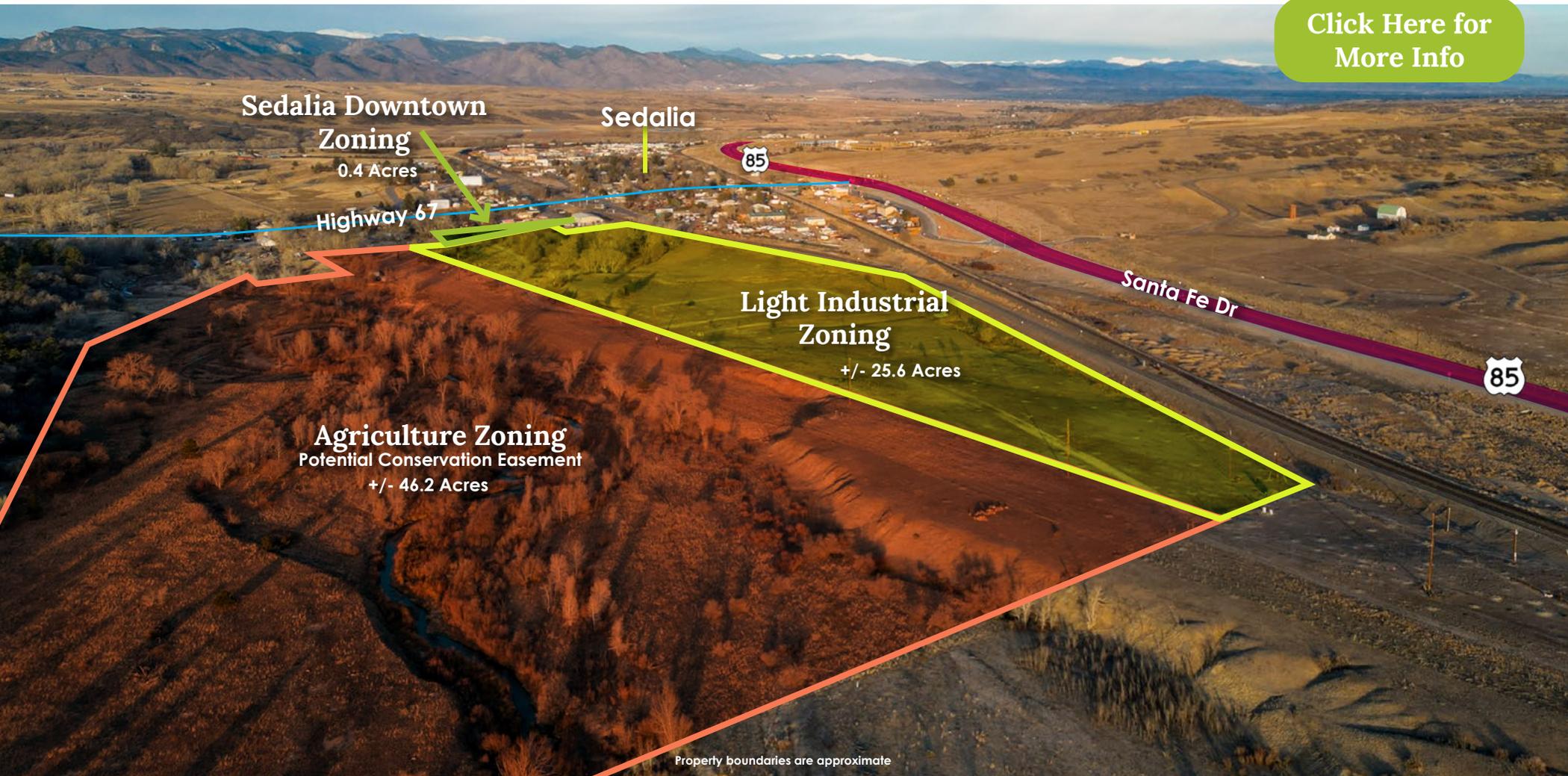


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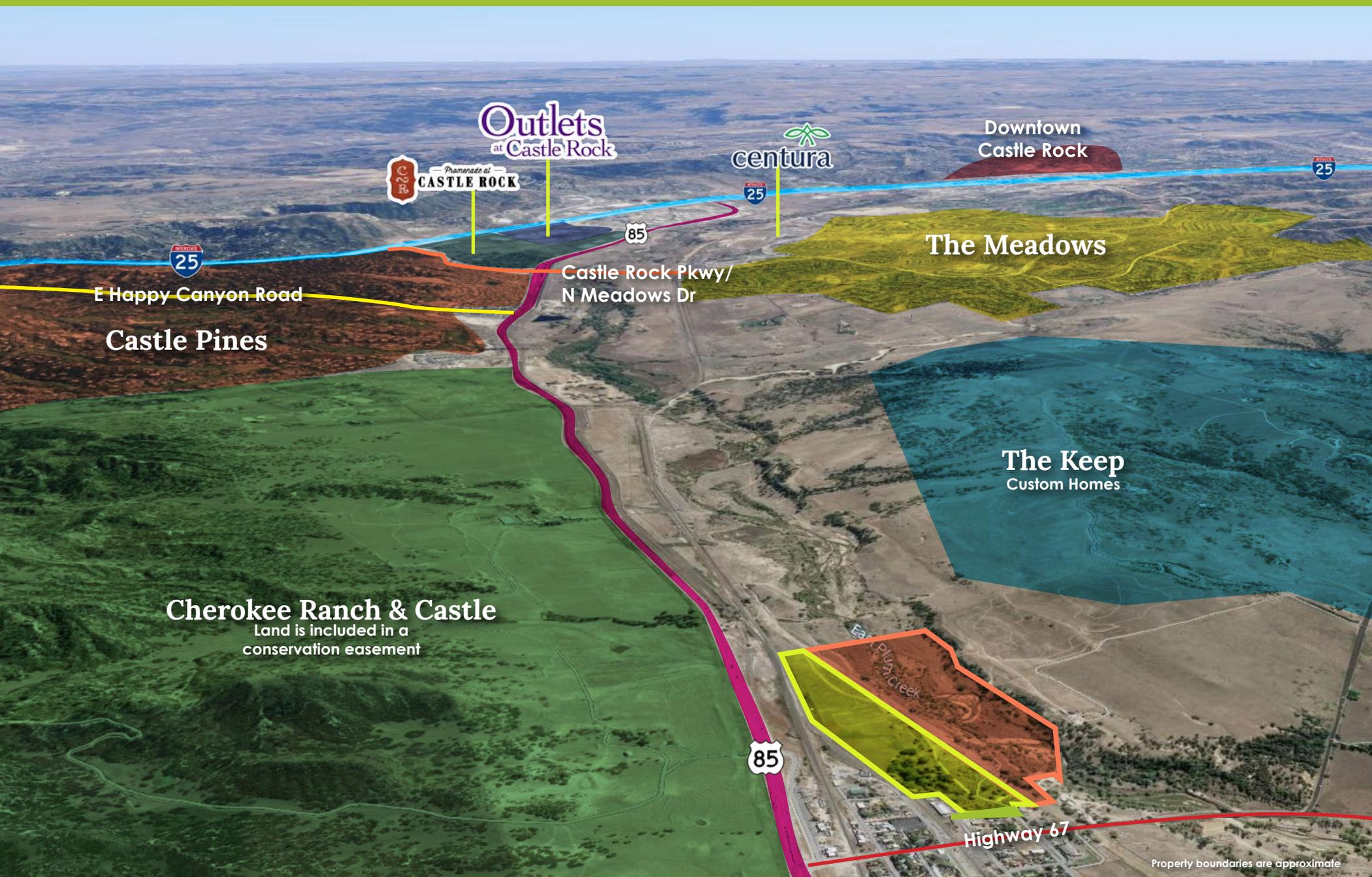
Conservation Easement

A conservation easement is a voluntary legal agreement to restrict use of a property. Typically, development is limited or prohibited in order to forever protect and preserve conservation values, such as natural habitat, open space scenic views and agriculture, and outdoor recreation and education. The conservation easement is recorded in the public record and is enforced by the holder of the conservation easement. A conservation easement that is donated may qualify as a charitable contribution eligible for Colorado's state income tax credit.

[Click Here for More Info](#)



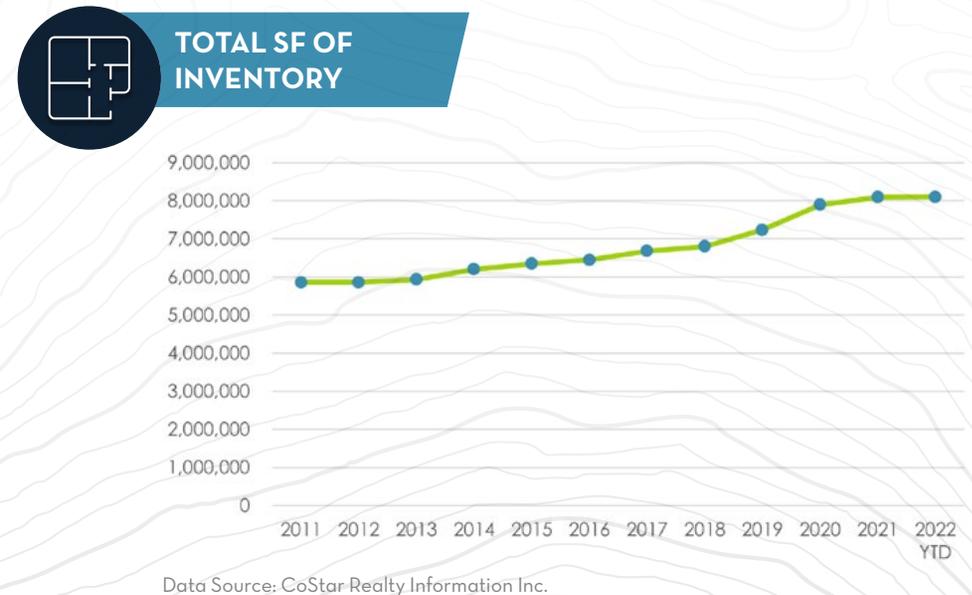
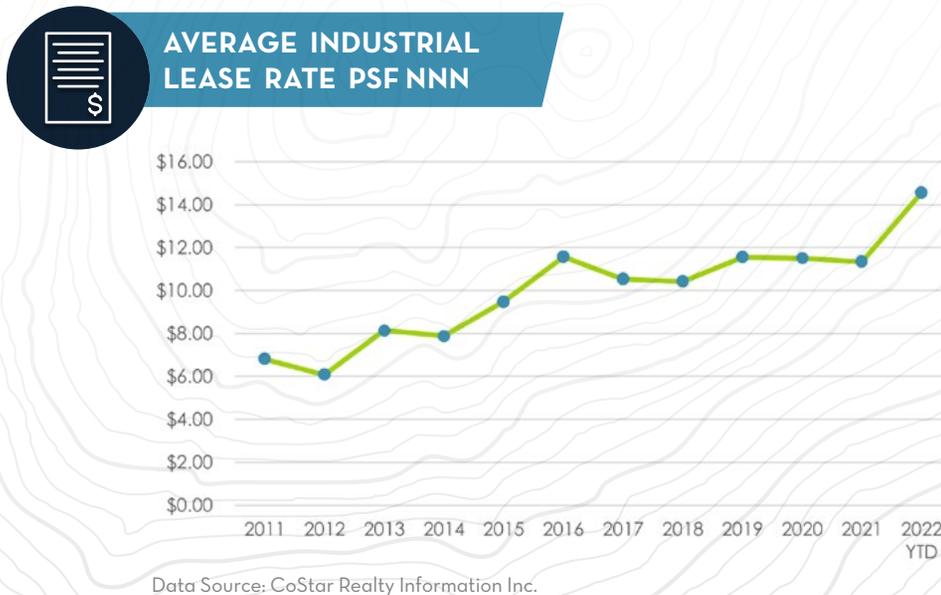
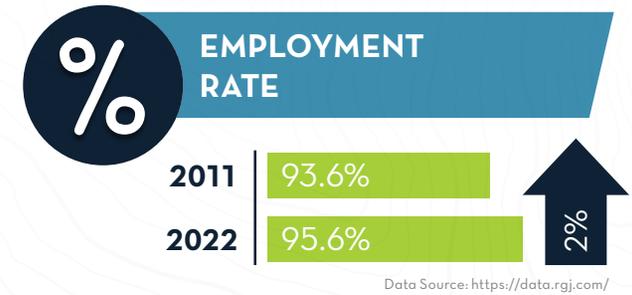
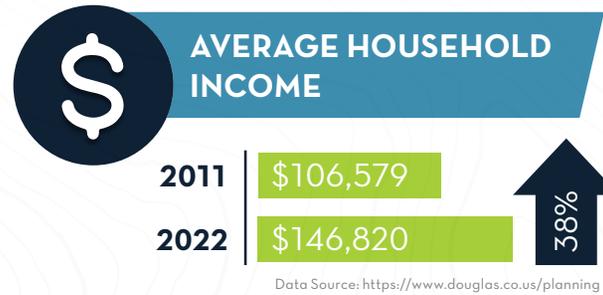
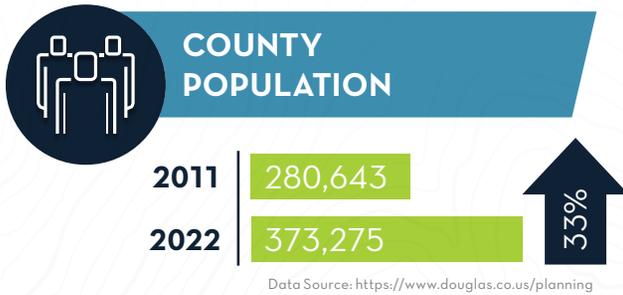
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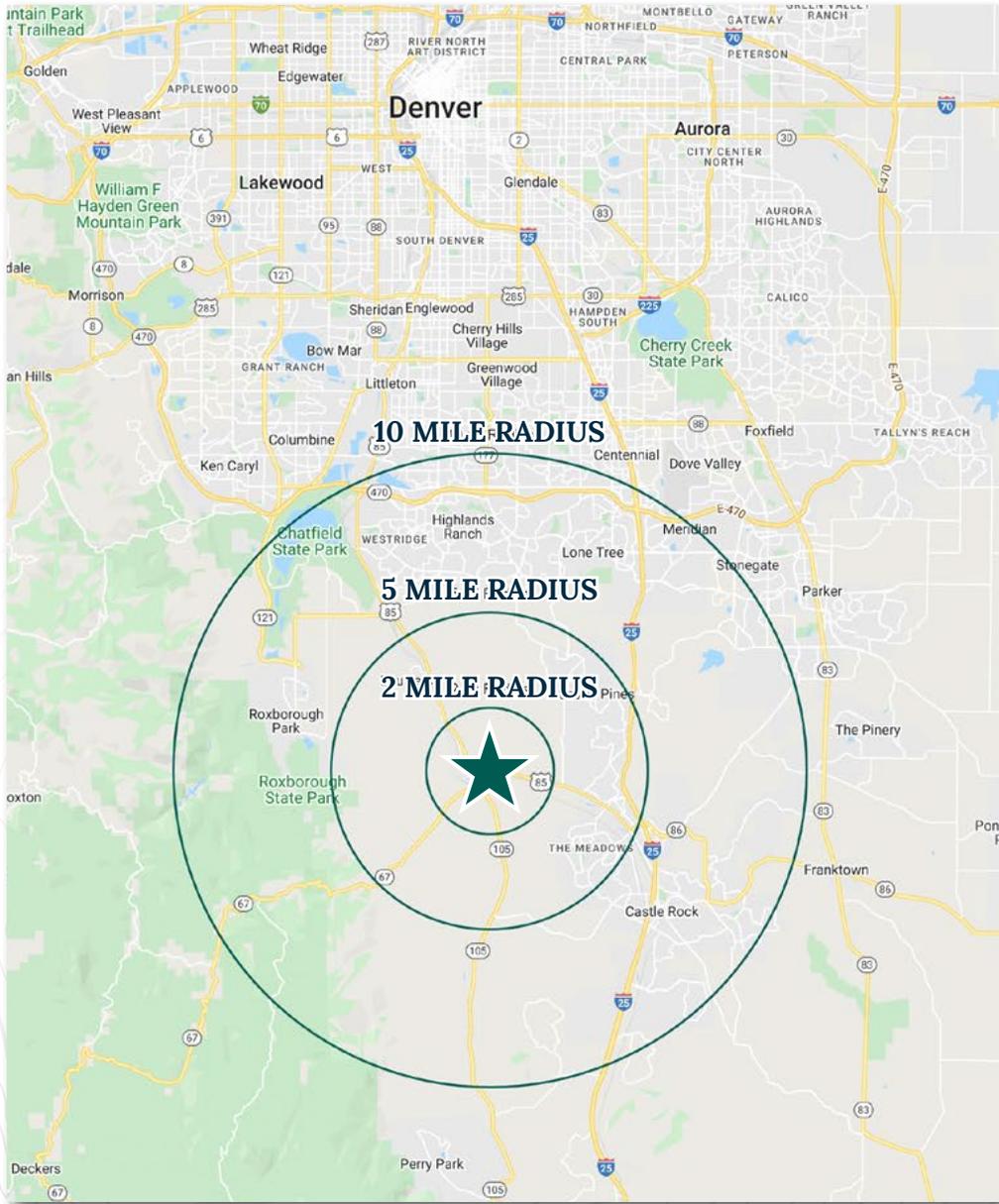
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Douglas County Historical Industrial Statistics

With historically low vacancy rates and some of the strongest lease rates in Front Range Colorado, industrial development and overall activity have boomed in Douglas County over the past decade. Placed at a strategic advantage with the I-25 corridor running right down the geographic center, the county has been a strong option for companies seeking simple options for distribution and logistics. Underscoring the demand for industrial space in the county, well over 600 acres of land throughout Douglas County has been developed since 2011, adding significant build-to-suit and spec inventory to the market which is quickly absorbed. The Santa Fe corridor has seen significant development since 2015 with a variety of large and small-format industrial projects being developed. As the county continues to populate further south, developers have shown interest in land with easy access to I-25, and many have large-scale industrial developments in planning or nearing ground-breaking.



Light Industrial Land | 4010 Douglas Avenue, Sedalia, CO



- Prime development land for users looking for outdoor storage
- Great location off US Highway 85 in Sedalia - 10 minutes to I-25; 14 minutes to C-470

Demographics

	2 Mile	5 Mile	10 Mile
Population			
2010 Population	388	30,357	220,989
2022 Population	582	41,499	280,788
2027 Projection	696	45,384	305,396
Growth 2010-2020	5.1%	3.2%	2.3%
Growth 2022-2027	3.9%	1.9%	1.8%
Median Age	43.3	38.5	38.5
Households			
2022 Estimate	201	14,496	102,881
2027 Projection	241	16,265	115,140
Household Size	3.2	3.2	3.2
2022 Median Income	\$140,451	\$158,877	\$136,926
2022 Average Income	\$199,095	\$169,590	\$158,010
Housing			
Median Home Value	\$693,828	\$587,456	\$541,119
Median Year Built	1992	2004	2002
Business			
Total Businesses	114	1,631	13,429
Employees	840	9,596	123,231

Light Industrial Land | 4010 Douglas Avenue, Sedalia, CO

Offer Guidelines

- Provide a Letter of Intent
- Propose your highest and best price and timing
- Provide Earnest Money amount
- Provide your proposed equity versus debt
- Please provide your proposed timeline for due diligence and closing
- Provide similar projects your company/buyer has been involved with in the past/currently
- Provide any previous experience working on similar land projects in Douglas County, Colorado

