

LAND FOR SALE

# CROWFOOT LAND 30 ACRES



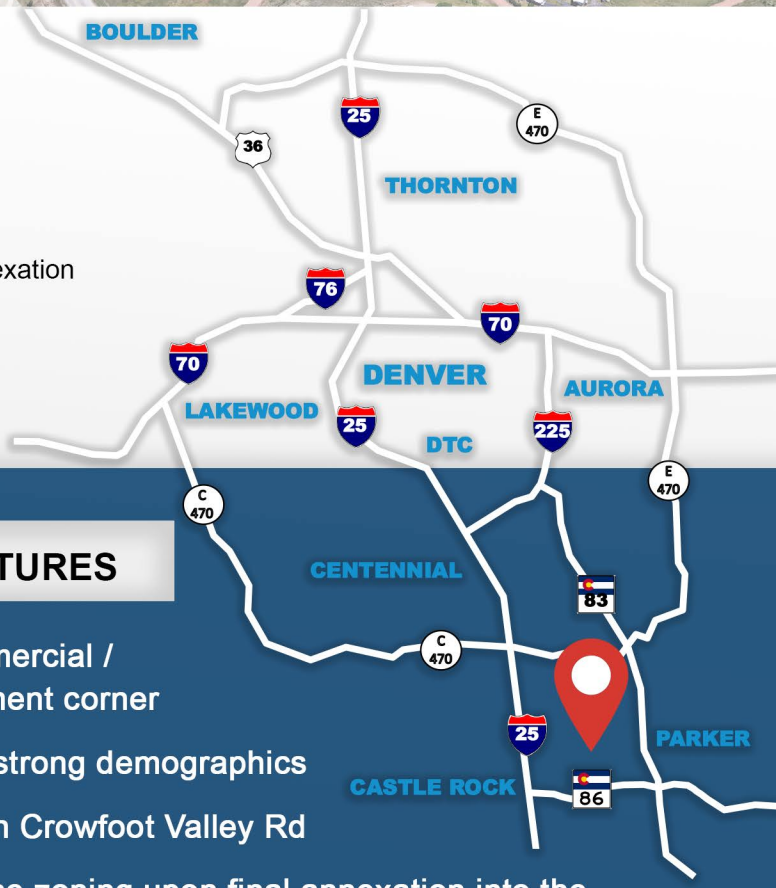
SEC STROH ROAD & CROWFOOT VALLEY ROAD, PARKER, COLORADO 80134



**FOR SALE**  
**30 ACRES**  
**\$4,500,000.00**  
**Parker, Colorado**

## PROPERTY INFORMATION

- ▶ Land Size: 30 Acres m/l
- ▶ Price: \$4,500,000.00
- ▶ Zoning: Agricultural (current)  
Commercial / Mixed-Use upon annexation
- ▶ Water / Sanitation: Parker Water & Sanitation
- ▶ Gas / Electric: IREA / Xcel Energy
- ▶ City / County: Parker / Douglas  
(Not annexed into Town of Parker)



## PROPERTY FEATURES

- Prime 30-acre commercial / mixed-use development corner
- Great visibility with strong demographics
- 3,000' of frontage on Crowfoot Valley Rd
- Eligible for mixed-use zoning upon final annexation into the Town of Parker

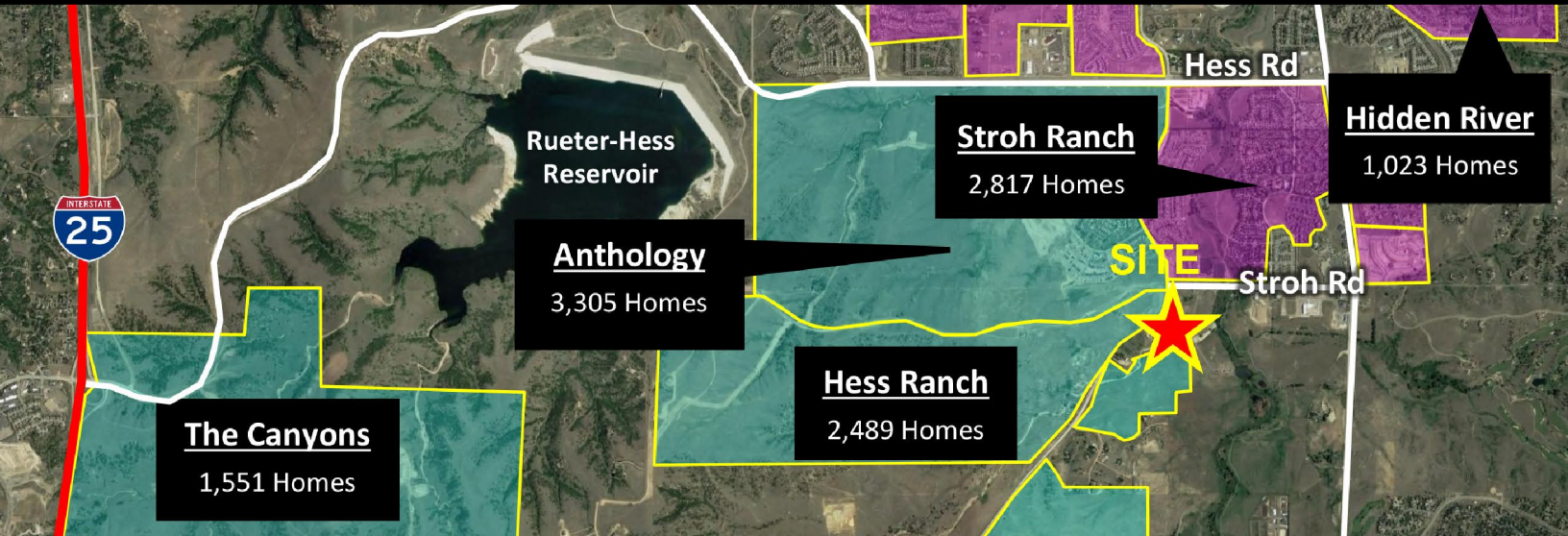
**MITCH TREVEY**  
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## DEMOGRAPHICS

2021 POPULATION	1 MILE - 5,006
	3 MILES - 40,133
	5 MILES - 94,039
2026 POPULATION	1 MILE - 5,426
	3 MILES - 44,273
	5 MILES - 103,713
H.H. INCOME	1 MILE - \$116,244
	3 MILES - \$133,205
	5 MILES - \$129,546



## TRAFFIC COUNTS

### ANNUAL AVERAGE DAILY TRAFFIC

Approx. 8,000 VPD on Stroh Road

Approx. 9,000 VPD on N Crowfoot Valley Rd

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