COMMERCIAL LOT FOR SALE

# DRANSFELDT BUSINESS PARK LOT 5A

TREVEY COMMERCIAL REAL ESTATE

## APACHE DRIVE & DRANSFELDT ROAD, PARKER, COLORADO 80134

# FOR SALE

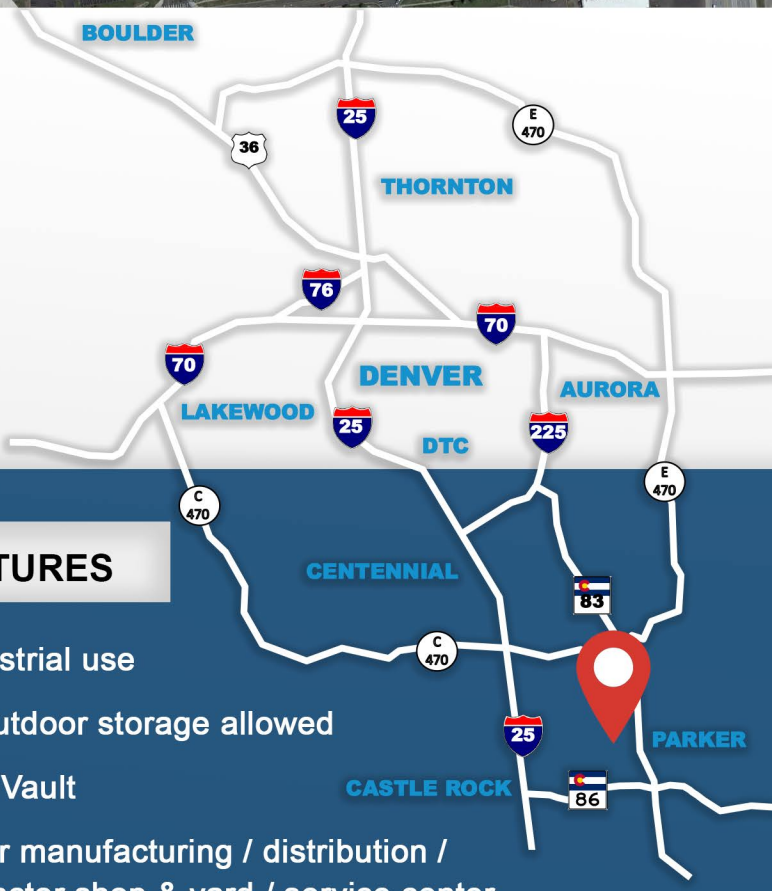
**0.963 ACRES**

**$629,224.00**

**Parker, Colorado**

## PROPERTY INFORMATION

| | |
|---|---|
| Land Size: | 0.963 Acres m/l |
| Price: | $629,224.00 ($15.00 P.S.F) |
| Zoning: | Commercial / Lite Industrial |
| Water / Sanitation: | Parker Water & Sanitation |
| Gas / Electric: | IREA / Xcel Energy |
| City / County: | Parker / Douglas |
| Frontage: | 195' on Dransfeldt Rd<br>223' on Apache Dr |




## PROPERTY FEATURES

- Zoned for Light Industrial use
- Up to 25% fenced outdoor storage allowed
- Adjacent to new RV Vault
- Excellent location for manufacturing / distribution / auto service / contractor shop & yard / service center
- NO SELF STORAGE USES ALLOWED


**NICK BEACH**
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Information contained herein, while not guaranteed, is from sources believed reliable. Price, terms and information subject to change. Please call to confirm current property status and accuracy of information contained herein.

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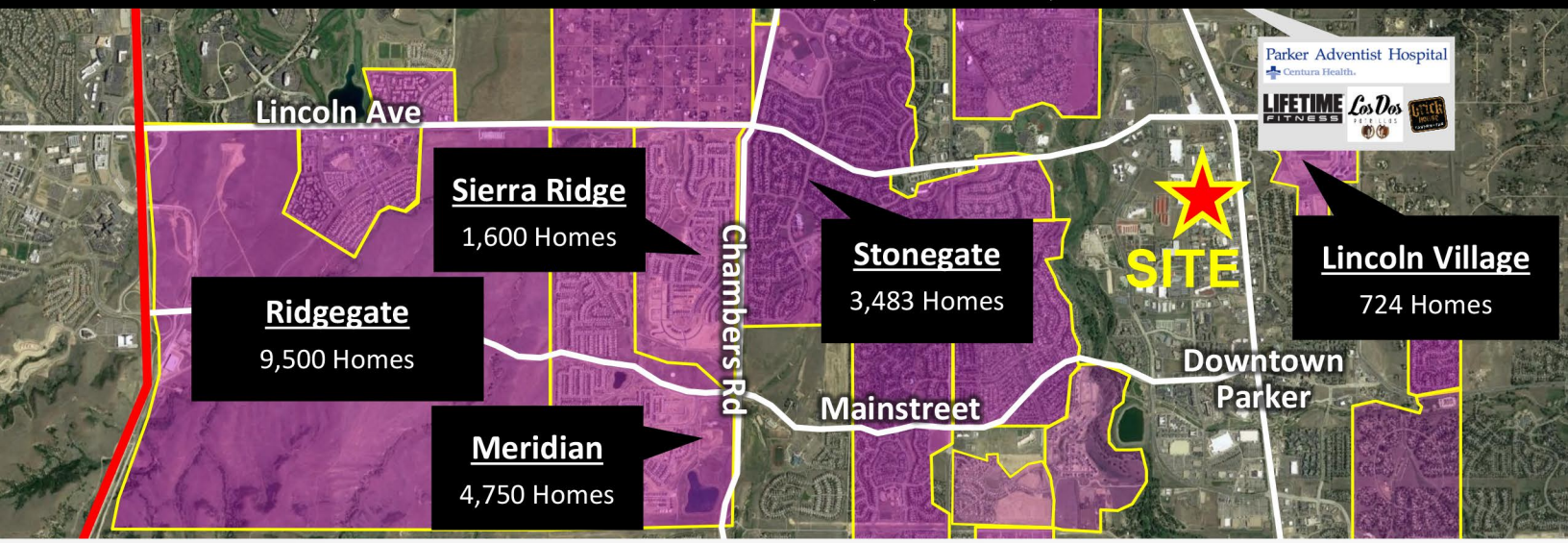
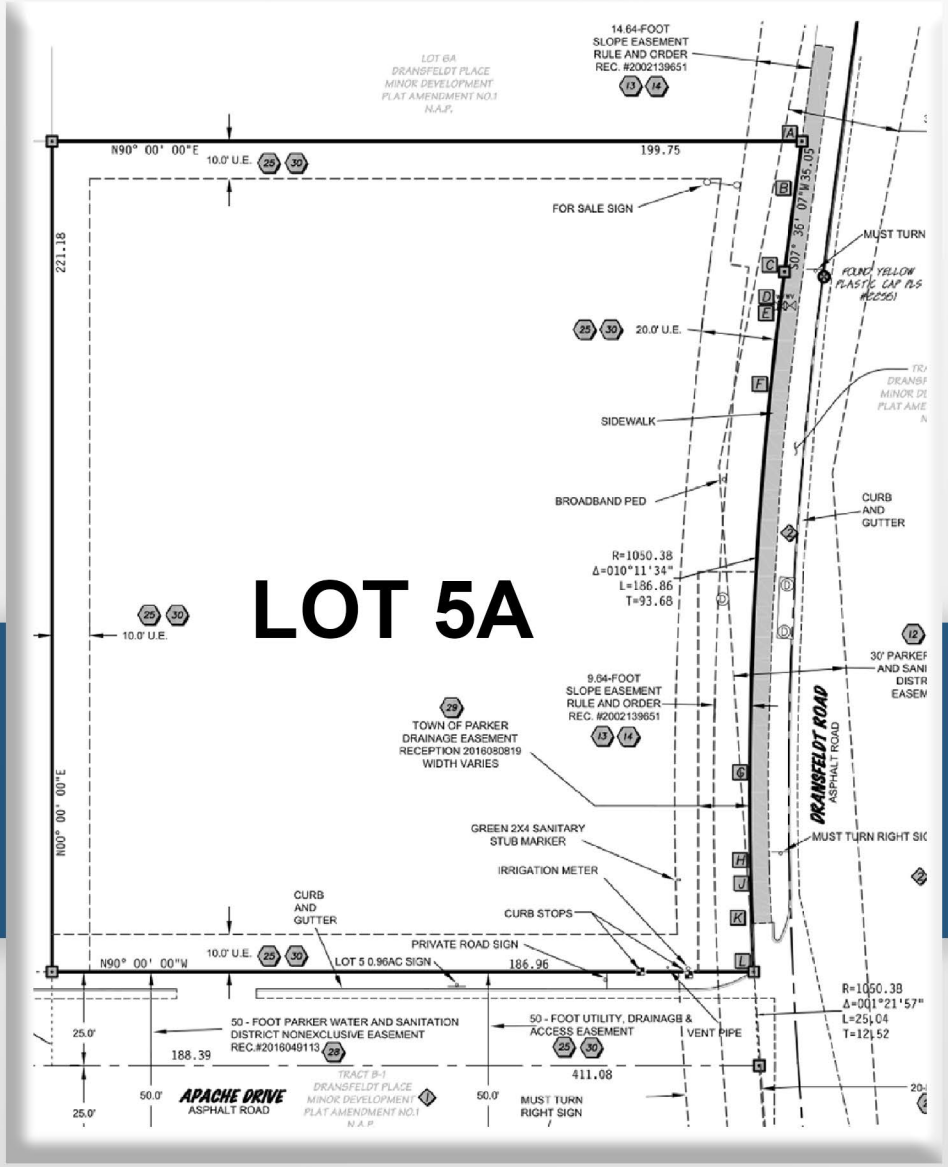



## DEMOGRAPHICS

**2019 POPULATION**
- 1 MILE - 6,345
- 3 MILES - 52,396
- 5 MILES - 95,958

**2024 POPULATION**
- 1 MILE - 6,886
- 3 MILES - 57,431
- 5 MILES - 105,769

**H.H. INCOME**
- 1 MILE - $101,893
- 3 MILES - $110,119
- 5 MILES - $107,994




## TRAFFIC COUNTS

**ANNUAL AVERAGE DAILY TRAFFIC**
Approx. 43,000 VPD on Parker Rd.
Approx. 11,000 VPD on Dransfeldt Rd.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