

COMMERCIAL LAND FOR SALE

FLAT ACRES VACANT LOT

SWC OF TWENTY MILE RD. & PARKER RD., PARKER CO 80134



TREVEY
COMMERCIAL
REAL ESTATE



PROPERTY FEATURES

- Commercial / Retail Lot on Parker Rd.
- Level Site with Access to all Utilities
- Great Location for Medical, Retail, Office, Restaurant or Day Care
- Adjacent to Kohl's & Verizon in Flat Acres Marketcenter
- Self Storage **Not Allowed**
- Multi-Family / Automotive Uses / Veterinarian by **Special Review**

PROPERTY DETAILS

LAND SIZE	0.9545 Acres m/l
PRICE	\$665,250.00 (\$16.00 / PSF)
ZONING	Commercial / Retail
WATER / SAN	Parker Water & Sanitation
GAS / ELECTRIC	CORE / Xcel Energy
CITY / COUNTY	Parker / Douglas

2023 DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	22,136	\$138,656	\$456,823
5 Mile	112,328	\$145,371	\$476,523
10 Mile	468,907	\$145,179	\$488,544

PARKER MARKET SERVICE AREA

- Parker, CO consists of two zip codes (80134 & 80138) delivering **±107,434 Residents**.
- 80134 is the **2nd Most Populous Zip Code** in the State of Colorado out of 513 Zip Codes.

TRAFFIC COUNTS

Vehicles Per Day (VPD)

- Approx. 50,000 VPD at Parker Rd. & Parker Square
- Approx. 56,000 VPD at Twenty Mile & Parker Rd.
- Approx. 69,000 VPD along Parker Rd.

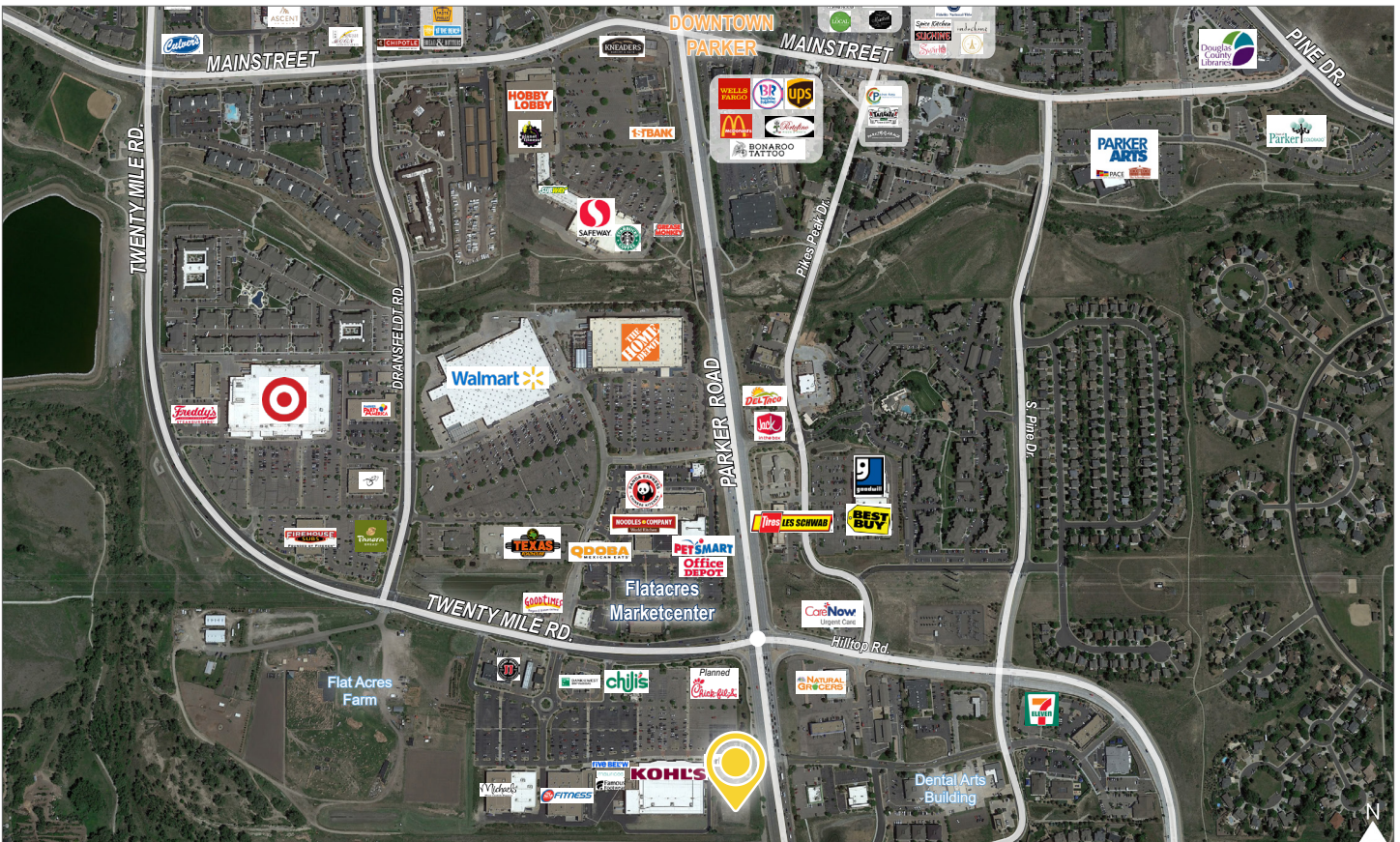
TREVEY COMMERCIAL

10510 Dransfeldt Rd, Suite 100
Parker, Colorado 80134
303-841-1400 | www.trevey.com

MITCH TREVEY

Managing Director
mitch@trevey.com
C: 303-619-7192

SITE AERIAL



TREVEY COMMERCIAL
10510 Dransfeldt Rd, Suite 100
Parker, Colorado 80134
303-841-1400 | www.trevey.com

MITCH TREVEY
Managing Director
mitch@trevey.com
C: 303-619-7192

[CLICK HERE TO DOWNLOAD CREC BROKERAGE DISCLOSURE](#)

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.