

COMMERCIAL / RETAIL LOT FOR SALE

FLAT ACRES VACANT LOT

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



TREVEY
COMMERCIAL
REAL ESTATE



PROPERTY FEATURES

- Prime Parker Rd. Lot with Future Access Point via the Corvado Village Planned Development
- Level Site with Access to all Utilities
- Adjacent to Kohl's & Verizon in FlatAcres MarketCenter
- Ideal Location for Medical, Retail, Office, Restaurant, or Day Care
- Self Storage **Not Allowed**; Multi-Family / Automotive / Veterinarian Use by **Special Review**

PROPERTY DETAILS

LAND SIZE	0.9545 Acres m/l
PRICE	\$748,404.36 (\$18.00 / 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.

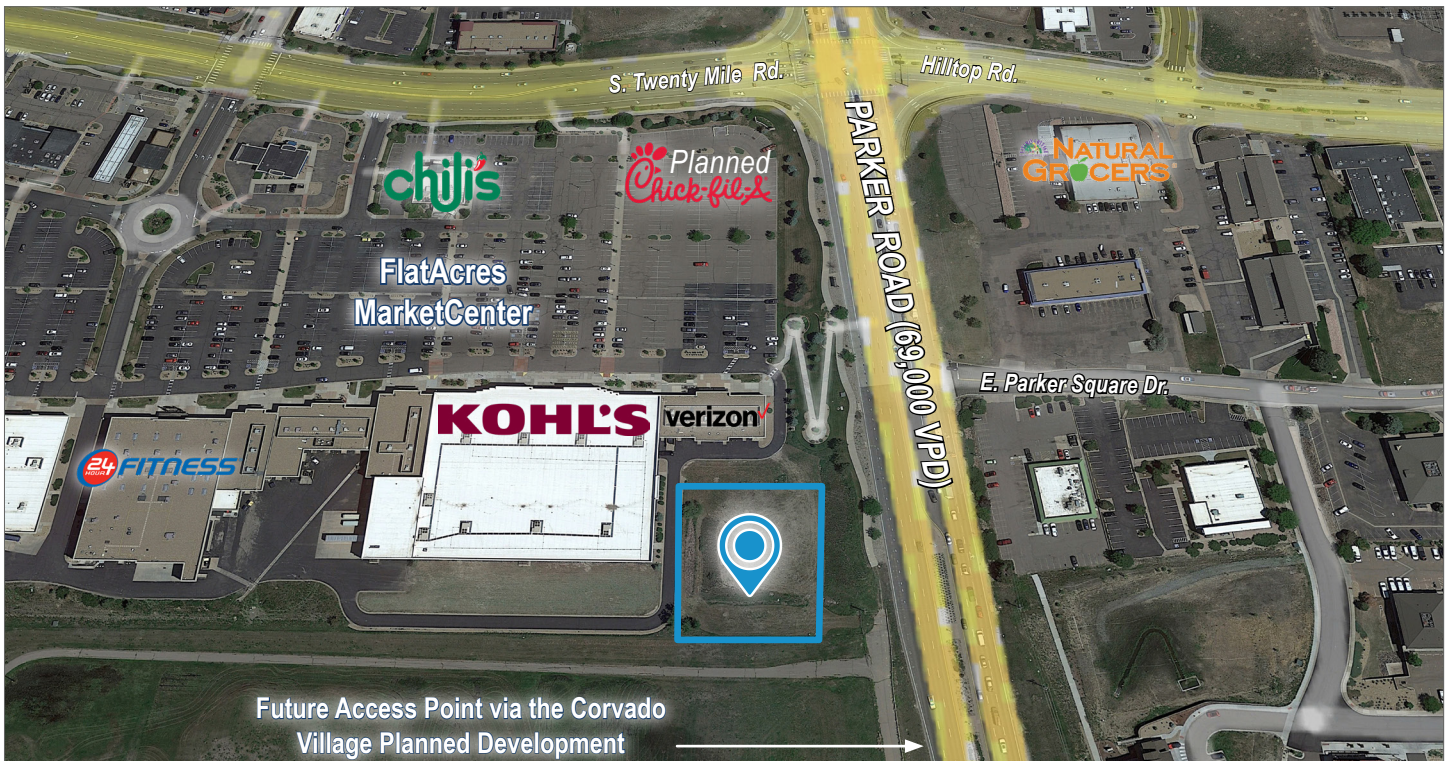
TREVEY COMMERCIAL

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Parker, Colorado 80134
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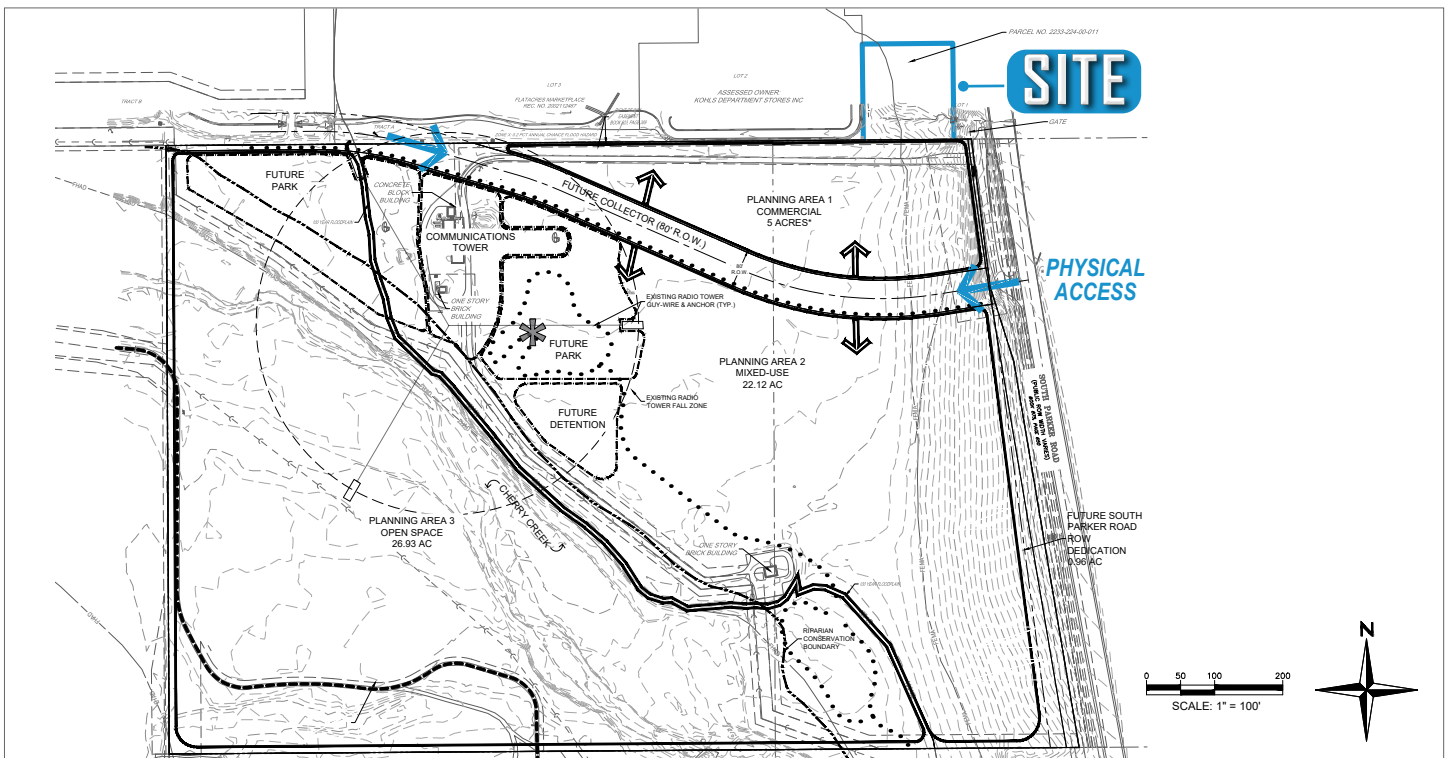
MITCH TREVEY

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SITE AERIAL



FUTURE DEVELOPMENT PLAN



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Please call to confirm current property status and accuracy of information contained herein.*