



PROPERTY FEATURES

- Excellent Visibility
- Annexed & Zoned in the Town of Parker
- Commercial / Mixed-use Opportunity
- Residence, Shop & Large Warehouse / Office Facility for Income & Investment Uses
- Includes a Portion of Cherry Creek & Cherry Creek Trail

PROPERTY DETAILS

LAND SIZE	27.06 Acres m/l
PRICE	\$3,750,000
ZONING	P.D. / Neighborhood Center
WATER / SAN	Parker Water & Sanitation
GAS / ELECTRIC	CORE / Xcel Energy
CITY / COUNTY	Parker / Douglas

2023 DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	32,670	\$137,586	\$467,523
5 Mile	108,765	\$148,834	\$485,137
10 Mile	454,561	\$147,441	\$496,560

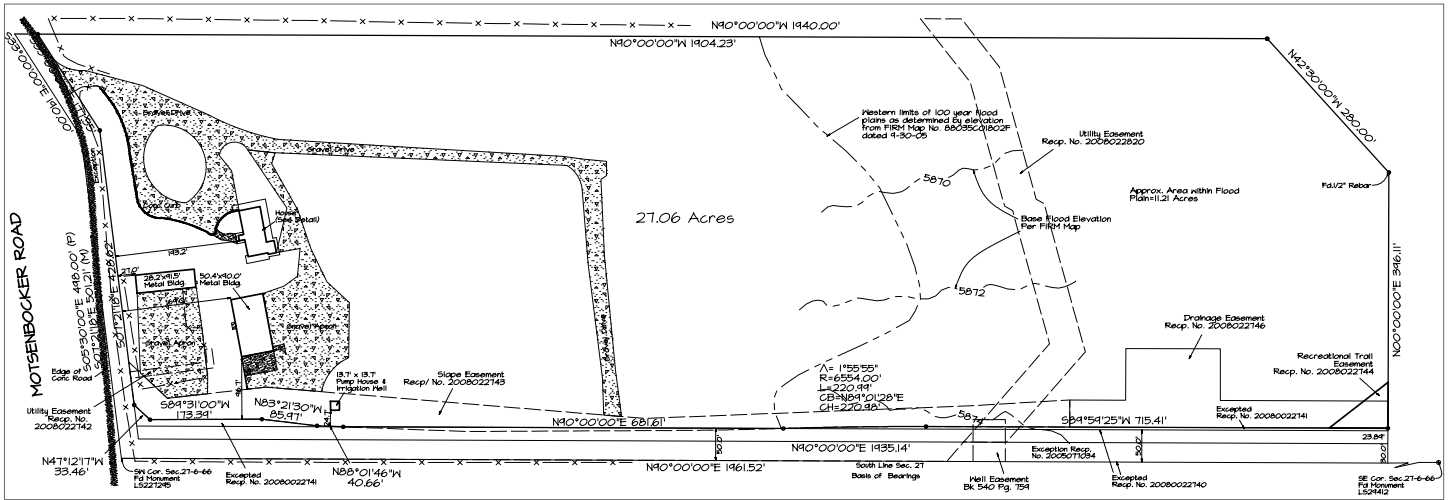
PARKER MARKET SERVICE AREA

- 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. 9,000 VPD at Hess Rd. & Motsenbocker Rd.
Approx. 15,000 VPD at Hess Rd. & Parker Rd.
Approx. 69,000 VPD along Parker Rd.

IMPROVEMENT SURVEY



SITE AERIAL



TREVEY COMMERCIAL
10510 Dransfeldt Rd, Suite 100
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MITCH TREVEY
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[CLICK HERE TO DOWNLOAD CREC BROKERAGE DISCLOSURE](#)

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