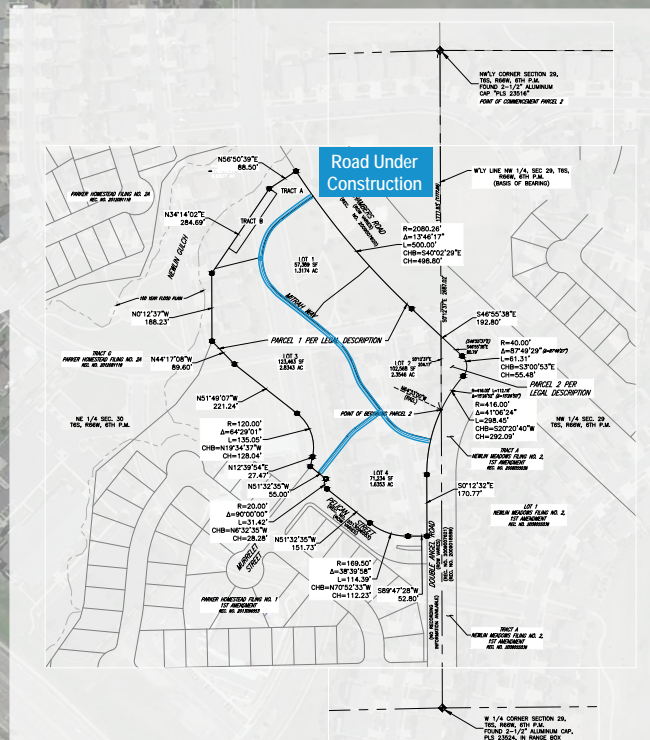


# COMMERCIAL LOT FOR SALE

# PARKER HOMESTEAD COMMERCIAL

NWC OF S. CHAMBERS RD. & DOUBLE ANGEL RD., PARKER, CO 80134



## PROPERTY FEATURES

- Prime Retail / Commercial Lot on S. Chambers Road
- Remaining 2.83 Acres Available
- Growing Traffic Counts and Strong Demographics
- Access at Signalized Intersection / Adjacent to EchoPark Stadium
- Surrounded by Established & Growing Residential Development

## PROPERTY DETAILS

LAND SIZE	2.83 AC
PRICE	\$16.00 / PSF
ZONING	P.D. / Commercial / Retail
WATER / SAN	Parker Water & Sanitation
GAS / ELECTRIC	CORE / Xcel Energy
CITY / COUNTY	Parker / Douglas

### DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	28,449	\$184,910	\$490,159
5 Mile	136,128	\$154,145	\$488,204
10 Mile	587,615	\$151,254	\$496,252

\*2028 Projected Population

### PARKER MARKET SERVICE AREA

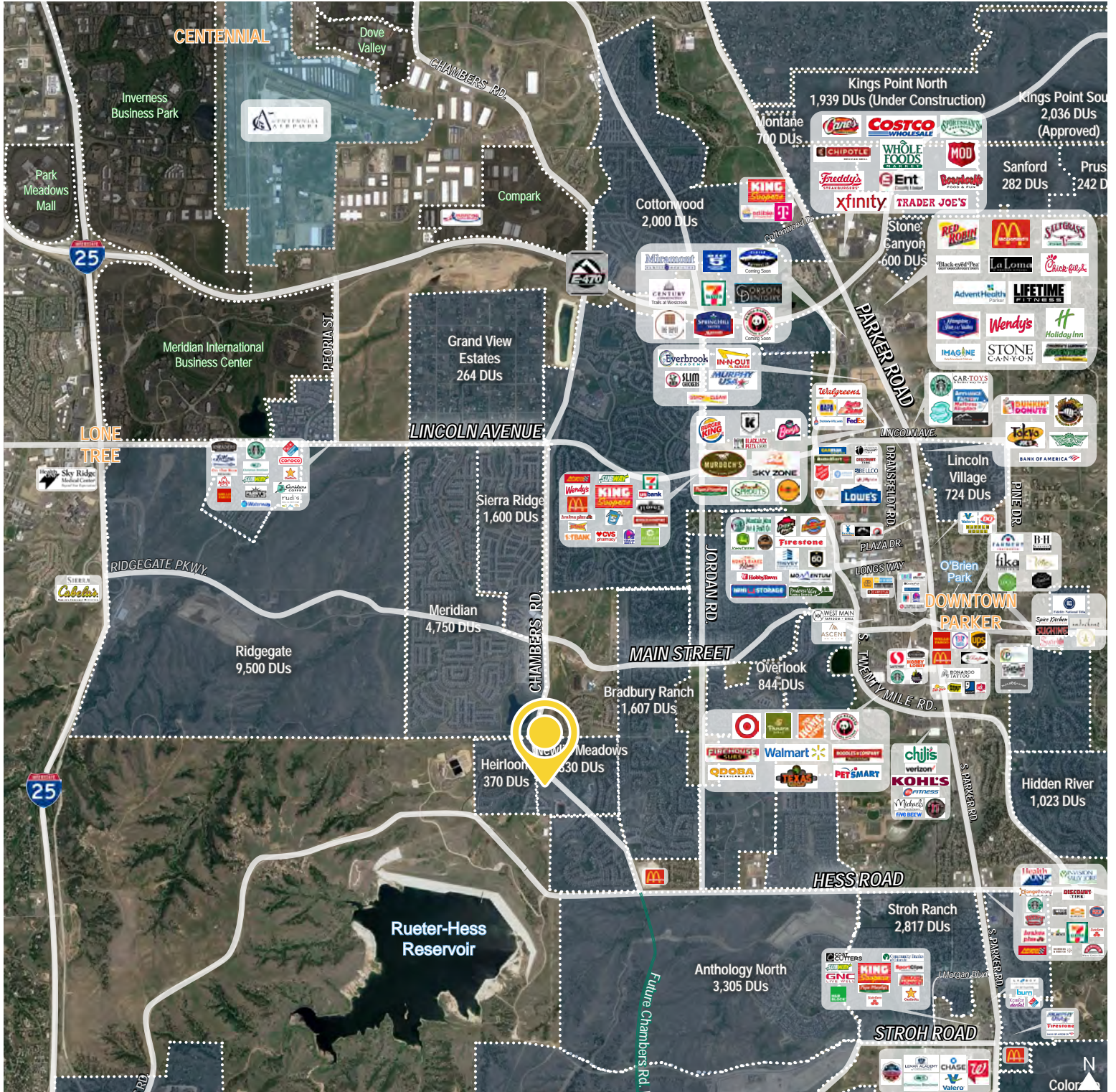
- Parker, CO consists of two zip codes (80134 & 80138) delivering ±107,434 Residents.
- 80134 is the 2nd Most Populous Zip Code in the State of Colorado out of 513 Zip Codes.

### TRAFFIC COUNTS

#### Vehicles Per Day (VPD)

- Approx. 12,300 VPD on Chambers Rd.
- Approx. 14,000 VPD on Hess Rd.
- Approx. 69,000 VPD on Parker Rd.

SURROUNDING AREA



**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](#)

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