

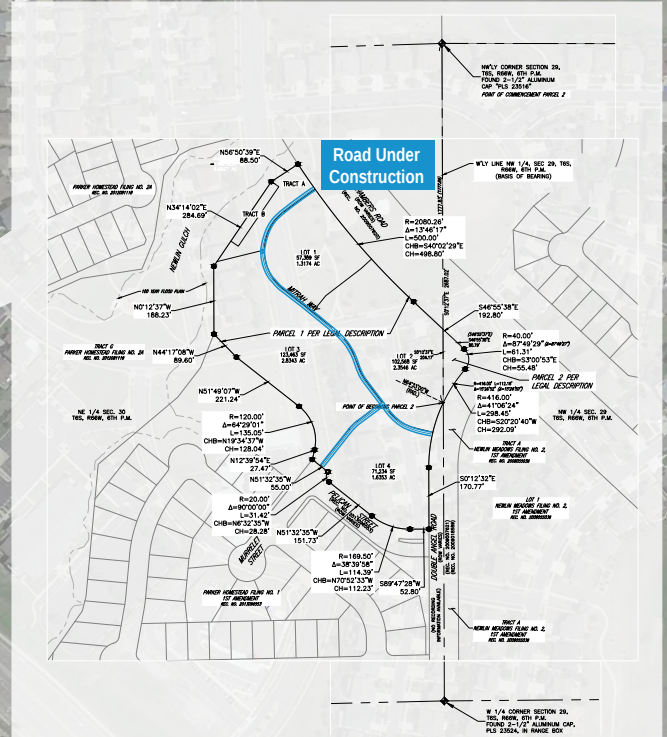
COMMERCIAL LOT FOR SALE

PARKER HOMESTEAD COMMERCIAL

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



TREVEY
COMMERCIAL
REAL ESTATE



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

2022 DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	25,049	\$175,665	\$490,159
5 Mile	120,897	\$146,833	\$488,204
10 Mile	550,352	\$145,914	\$496,252

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

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