

COMMERCIAL LOTS FOR SALE LINCOLN MEADOWS LOTS

LINCOLN MEADOWS PARKWAY, PARKER, CO 80134

Chenango
234 DUs



TREVEY
COMMERCIAL
REAL ESTATE



PROPERTY FEATURES

- Excellent Visibility & Access
- Wide Range of Commercial Uses Permitted
- Great Connection to E-470 & I-25
- Strong Traffic Counts Increasing Yearly
- Located on Strong Retail Corner Including Lowe's, Vehicle Vault, Discount Tire, Mt. Fuji Hibachi & Sushi Bar, Jiffy Lube, The Salvation Army, Guidepost Montessori and the Parker Police Station
- Follow this link:
[Lincoln Meadows - Development Guide](#)

PROPERTY DETAILS

LAND SIZE	0.723 - 1.53 Acres m/l
SALE PRICE	\$20.00 - \$22.00 P.S.F.
ZONING	Commercial
WATER / SANITATION	P.W.S.D.
GAS / ELECTRIC	CORE / Xcel
CITY / COUNTY	Parker / Douglas
ACCESS	Twenty Mile Road at Lincoln Avenue

TREVEY COMMERCIAL
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SITE DETAIL



2022 DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	40,010	\$117,711	\$412,277
5 Mile	137,322	\$138,503	\$474,741
10 Mile	582,083	\$133,936	\$470,770

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. 31,000 VPD on Lincoln Ave.
- Approx. 54,000 VPD at Lincoln Ave. & Parker Rd.
- Approx. 69,000 VPD on Parker Rd.



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

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