

BULK COMMERCIAL LOTS FOR SALE

LINCOLN MEADOWS LOTS - PORTFOLIO

LINCOLN MEADOWS PARKWAY, PARKER, CO 80134

Chenango
234 DUs



TREVEY
COMMERCIAL
REAL ESTATE

MAKE AN OFFER!



PROPERTY FEATURES

- Motivated Seller Willing to Give Significant Price Reduction on a Quick Close - Will Consider all Offers
- Three (3) Fully Finished Commercial Lots for Sale as Portfolio Assemblage; Available as Assemblage Only (**Not Sold Separately**)
- Offers Contingent Upon Approvals Will Not be Considered (i.e. Re-Zone, Site Plan, Special Use, Financing, Building Permit, etc.)
- Wide Range of Commercial Uses Permitted
- Excellent Visibility & Access / 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

3.41 Acres Total	
LAND SIZE	0.72 Acres; 1.16 Acres; & 1.53 Acres Each
SALE PRICE	All Offers Considered
ZONING	Commercial / Lincoln Meadows P.D.
WATER / SANITATION	P.W.S.D.
GAS / ELECTRIC	Xcel / CORE
CITY / COUNTY	Parker / Douglas
ACCESS	Lincoln Avenue, 20 Mile Road, Lincoln Meadows Parkway

TREVEY COMMERCIAL

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SITE AERIAL



LOT PRICING

LOT	ACRES	PREVIOUS LISTING PRICE	
1	1.16	\$1,111,651.20	(\$22.00 P.S.F.)
2	1.53	\$1,332,936.00	(\$20.00 P.S.F.)
7B-2	0.72	\$629,877.60	(\$20.00 P.S.F.)
*	3.41	\$3,074,464.80	(\$20.70 P.S.F.)

2024 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](#)

Information contained herein, while not guaranteed, is from sources believed reliable. Price, terms and information subject to change.
Please call to confirm current property status and accuracy of information contained herein.