

DEVELOPMENT LAND FOR SALE LINCOLN & PINE

11944 PINE DRIVE, PARKER, CO 80138



PROPERTY FEATURES

- Commercial / Residential Development Opportunity
- Excellent Visibility & Signalized Access
- 734' of Frontage Along Pine Drive
- Ideal Opportunity for Gas-Convenience / Day Care / Fast Food / Retail / Office / Church / School / Institutional Uses
- Surrounded by Established & Growing Residential Development

PROPERTY DETAILS

LAND SIZE	±12.65 AC
PRICE	\$3,500,000.00 (\$6.35 / SF)
ZONING	Rural Residential (Potential Commercial)
WATER / SAN	Parker Water & Sanitation
GAS / ELECTRIC	CORE / Xcel Energy
CITY / COUNTY	Parker / Douglas

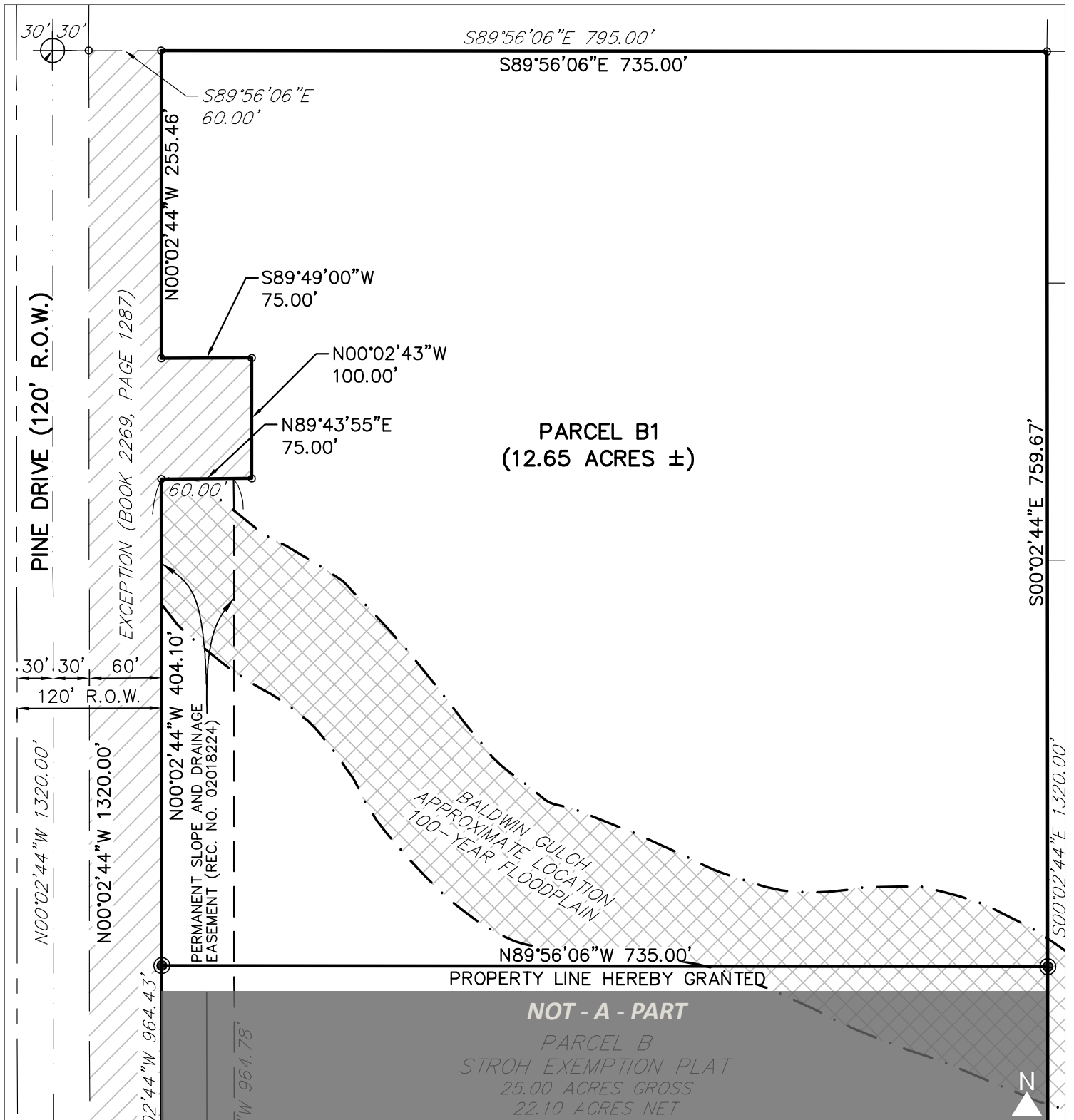
2022 DEMOGRAPHICS

Radius	Population	Households	Avg. HH Income
2 Mile	23,098	9,058	\$109,057
5 Mile	143,620	51,997	\$140,106
10 Mile	500,220	183,471	\$136,646

TRAFFIC COUNTS

Average
Approx. 69,000 VPD on Parker Rd.
Approx. 31,000 VPD on Lincoln Ave.
Approx. 17,000 VPD on Pine Dr.

SITE SURVEY



TREVEY COMMERCIAL
 10510 Dransfeldt Rd, Suite 100
 Parker, Colorado 80134
 303-841-1400 | www.trevey.com

MITCH TREVEY
 mitch@trevey.com
 C: 303-619-7192
 O: 303-841-1400

[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.