

DEVELOPMENT LAND FOR SALE LINCOLN & PINE

11944 PINE DRIVE, PARKER, CO 80138



TREVEY
COMMERCIAL
REAL ESTATE



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	Income	Home Value
2 Mile	24,348	\$107,259	\$416,327
5 Mile	143,998	\$140,144	\$481,803
10 Mile	505,527	\$136,350	\$467,373

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)

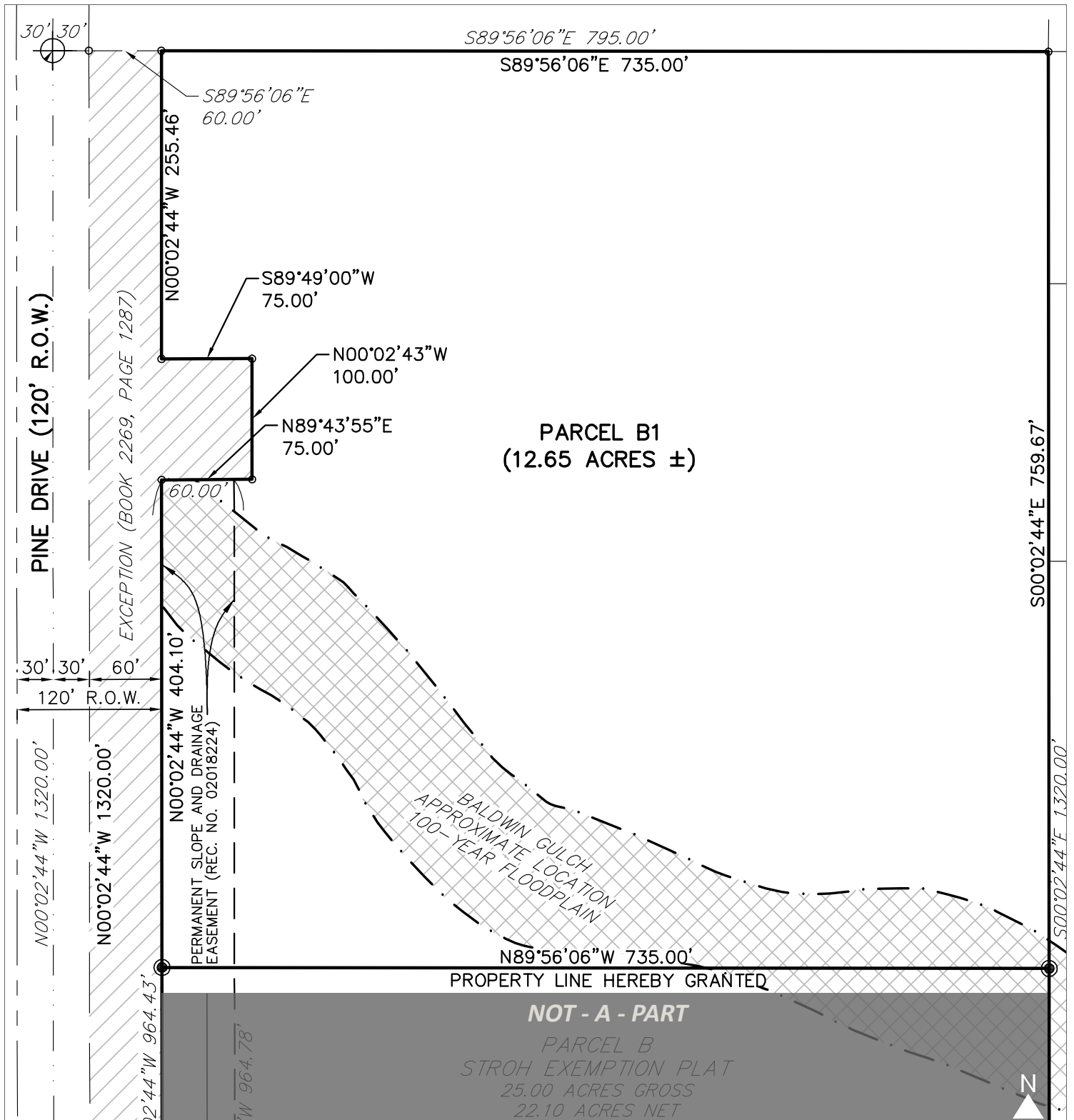
- Approx. 17,000 VPD on Pine Dr.
- Approx. 31,000 VPD on Lincoln Ave.
- Approx. 69,000 VPD on Parker Rd.

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

SITE SURVEY

TREVEY
COMMERCIAL
REAL ESTATE

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](#)

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.