

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

DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	24,220	\$107,259	\$416,327
5 Mile	148,999	\$140,144	\$481,803
10 Mile	510,524	\$136,350	\$467,373

*2028 Projected Population

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)

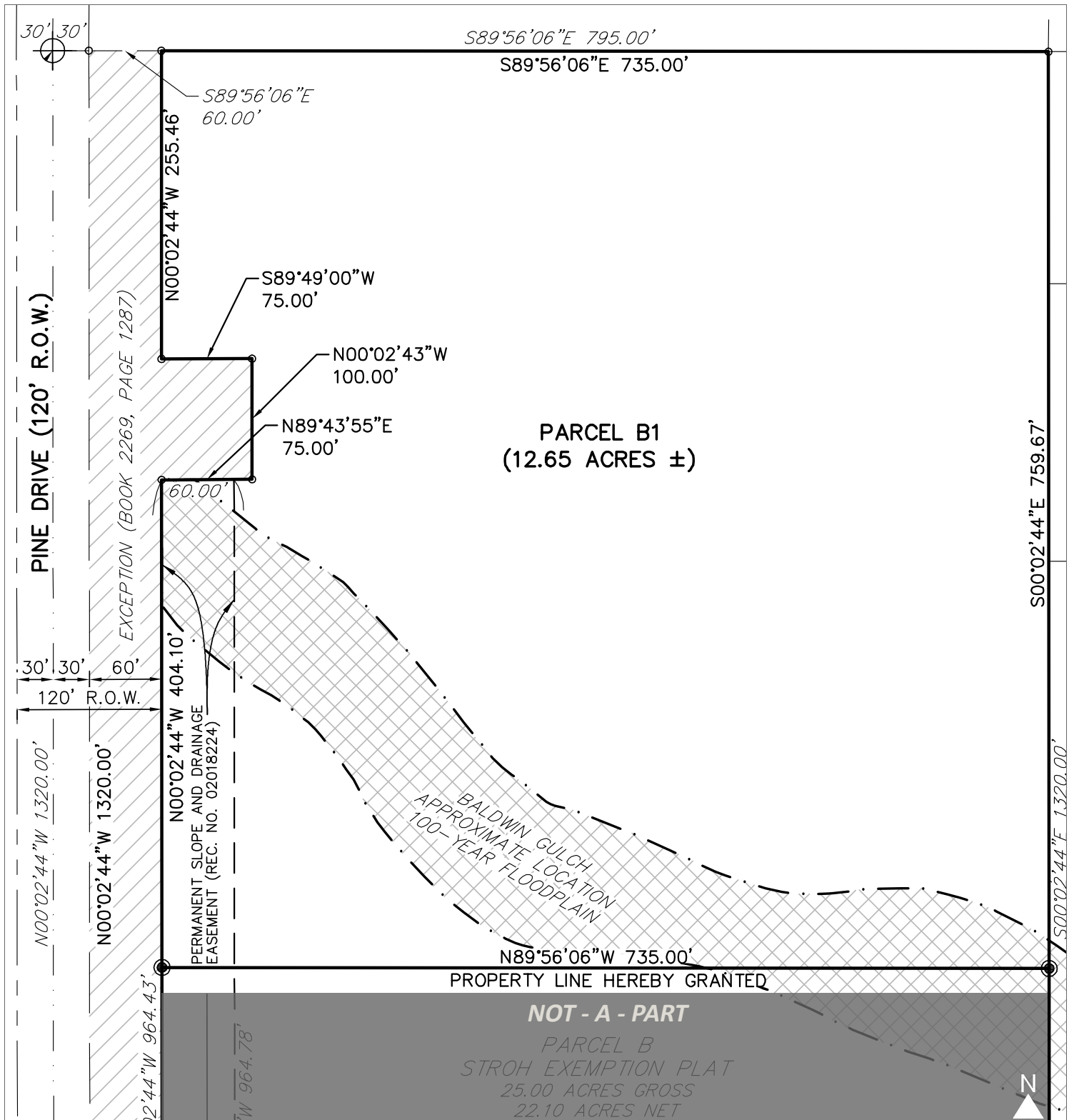
- Approx. 17,000 VPD on Pine Dr.
- Approx. 31,000 VPD on Lincoln Ave.
- Approx. 69,000 VPD on Parker Rd.

TREVEY COMMERCIAL

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303-841-1400 | www.trevey.com

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SITE SURVEY

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