

COMMERCIAL LAND FOR SALE MAINSTREET & JORDAN RD LOTS



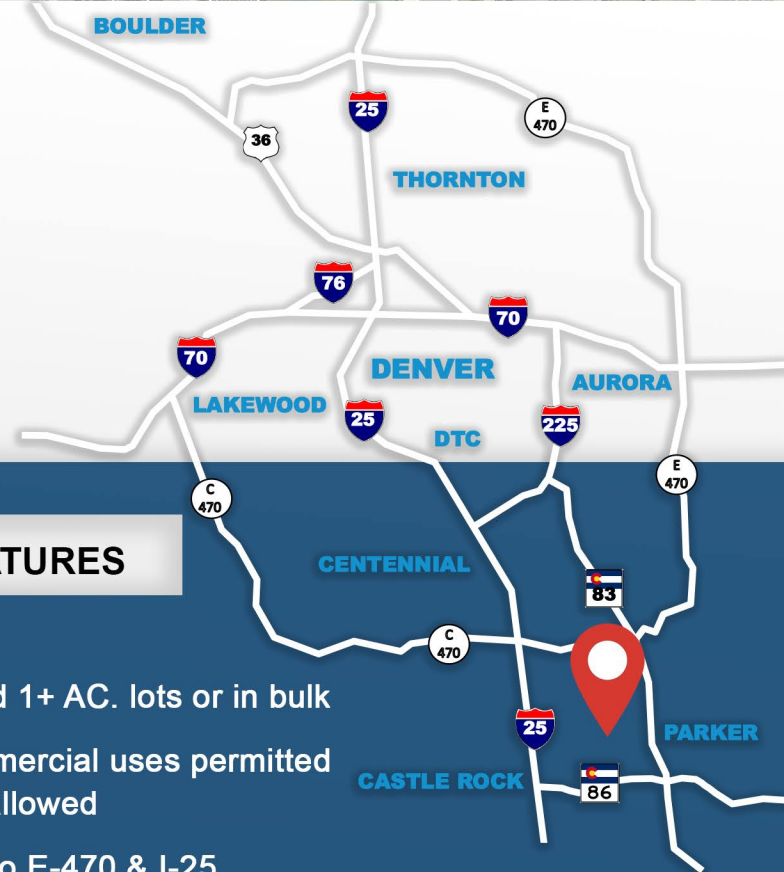
SWC OF MAINSTREET AND JORDAN ROAD, PARKER, COLORADO 80134



FOR SALE
1 to 4.565 ACRES
\$20.00 - \$22.00 P.S.F
Parker, Colorado

PROPERTY INFORMATION

- ▶ Land Size: 1 - 4.565 Acres m/l
- ▶ Price: \$20.00 - \$22.00 P.S.F.
- ▶ Zoning: P.D. / Commercial / Retail
- ▶ Water / Sanitation: Parker Water & Sanitation
- ▶ Gas / Electric: IREA / Xcel Energy
- ▶ City / County: Parker / Douglas



PROPERTY FEATURES

- Excellent visibility
- Available in finished 1+ AC. lots or in bulk
- Wide range of commercial uses permitted
**Self Storage not allowed
- Great connectivity to E-470 & I-25
- Growing traffic counts on "going home side" of both Mainstreet & Jordan Road

MITCH TREVEY
303-619-7192
mitch@trevey.com

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.

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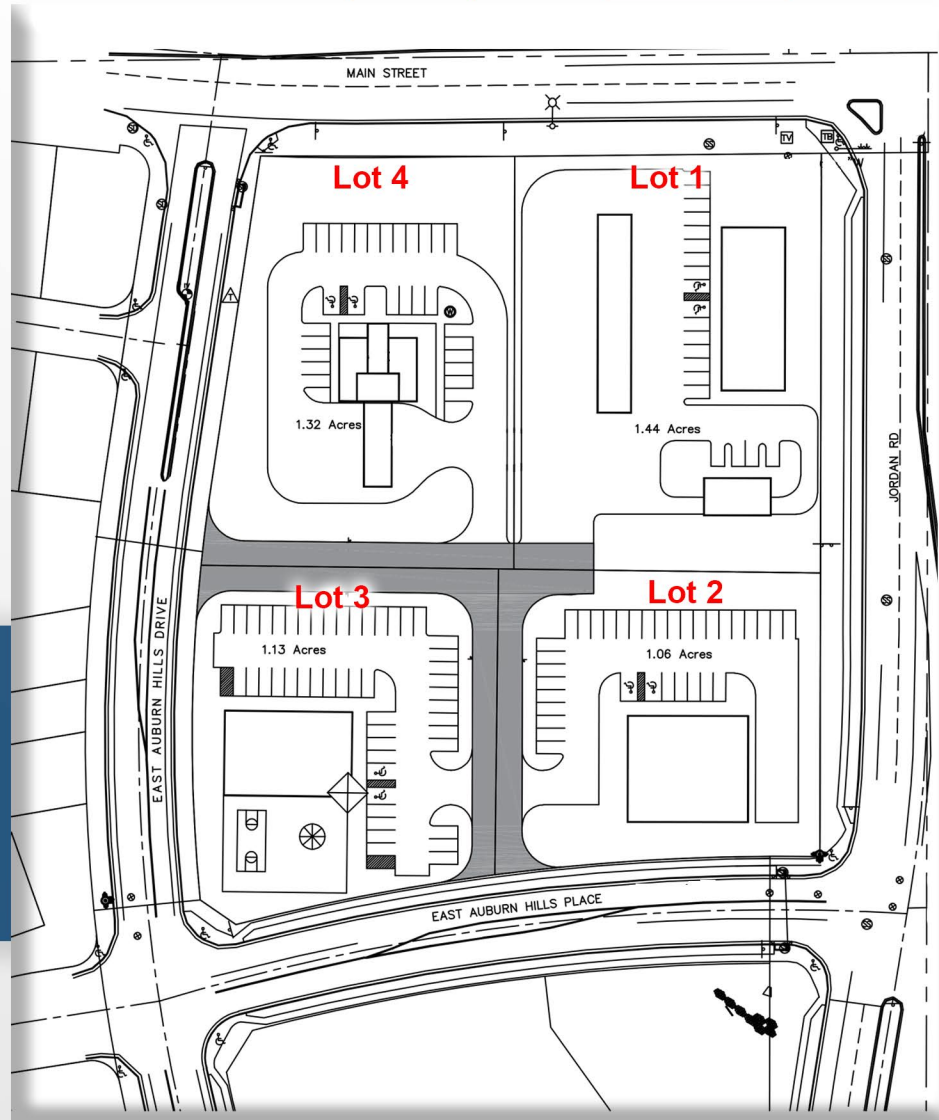
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DEMOGRAPHICS

2020 POPULATION	1 MILE - 14,510
	3 MILES - 65,043
	5 MILES - 113,038
2025 POPULATION	1 MILE - 15,790
	3 MILES - 71,593
	5 MILES - 124,170
H.H. INCOME	1 MILE - \$144,759
	3 MILES - \$133,924
	5 MILES - \$133,637

Conceptual Layout #1 each lot 1 AC. +/-



TRAFFIC COUNTS

ANNUAL AVERAGE DAILY TRAFFIC

Approx. 20,000 VPD on Mainstreet
Approx. 14,000 VPD on Jordan Road

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