

FOR SALE

STROH COMMERCIAL LOT

19798 STROH ROAD, PARKER COLORADO 80134



Reata Ridge Village
105 semi-custom homes
by Richmond

Reata West
Retail Center
Planned Development

Reata East
Retail Center
Planned Development

PROPERTY FEATURES

- Excellent visibility and access
- Fully finished, graded & site-plan ready lot
- Prime commercial location for retail / restaurant
- Located at signalized intersection entrance to King Soopers center
- Adjacent to Walgreens, Chase, Valero, Christian Brother's Automotive and Leman Legacy Academy
- Available for Ground Lease
- Approved Uses / PD (link below)

<http://parkeronline.org/DocumentCenter/View/24904/39---Reata-West-Amendment-2?bidId=>

LOT INFORMATION

LAND SIZE:	1.246 Acres m/l
PRICE:	\$1,300,000.00
PRICE PER SF:	\$20.00 / SF
ZONING:	Commercial
WATER / SANITATION:	P.W.S.D.
GAS / ELECTRIC:	CORE / Xcel
FRONTAGE	217' on Stroh Rd
CITY / COUNTY:	Parker / Douglas



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

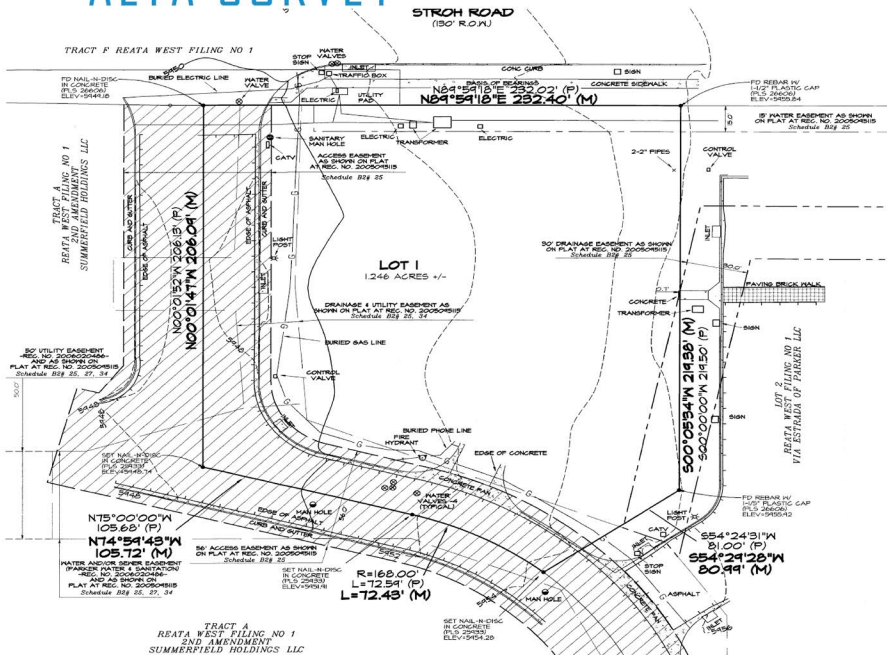
MITCH TREVEY
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ALTA SURVEY



RESTRICTED USES

- BANK
- GAS STATION
- DAYCARE
- CAR WASH
- PHARMACY
- GYMNASIUM SPORT HEALTH CLUB
- HEALTH SPA
- BAR / COCKTAIL LOUNGE
- ANY INDUSTRIAL USE

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	4,694	48,351	97,287
Households	1,810	16,511	33,344
Avg. HH Income	\$118,866	\$146,733	\$149,268

TRAFFIC COUNTS

Parker Road & Stroh Road	37,182 VPD
E. Stroh Rd & Parker Road	10,266 VPD



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