

COMMERCIAL / RETAIL LAND FOR SALE

PINE DR & LINCOLN AVE LAND



TREVEY
COMMERCIAL
REAL ESTATE

11944 PINE DRIVE, PARKER, COLORADO 80138

E PONDEROSA DR

LINCOLN AVE

PINE DR

SITE

FOR SALE

3 ACRES +/-

\$1,698,840.00

Parker, Colorado

PROPERTY INFORMATION

- ▶ Land Size: 3 Acres +/-
- ▶ Price: \$1,698,840.00 (\$13.00 P.S.F)
- ▶ Zoning: Rural Residential (Potential Commercial)
- ▶ Water / Sanitation: Parker Water & Sanitation
- ▶ Gas / Electric: IREA / Xcel Energy
- ▶ City / County: Parker / Douglas
- ▶ Frontage: 734' on Pine Drive

MITCH TREVEY

303-619-7192

mitch@trevey.com

PROPERTY FEATURES

- Commercial Development opportunity
- Excellent visibility & signalized access
- Excellent opportunity for gas-convenience / day care / fast food / retail / office
- Surrounded by established & growing residential development

BOULDER

THORNTON

DENVER

AURORA

LAKEWOOD

DTC

CENTENNIAL

CASTLE ROCK

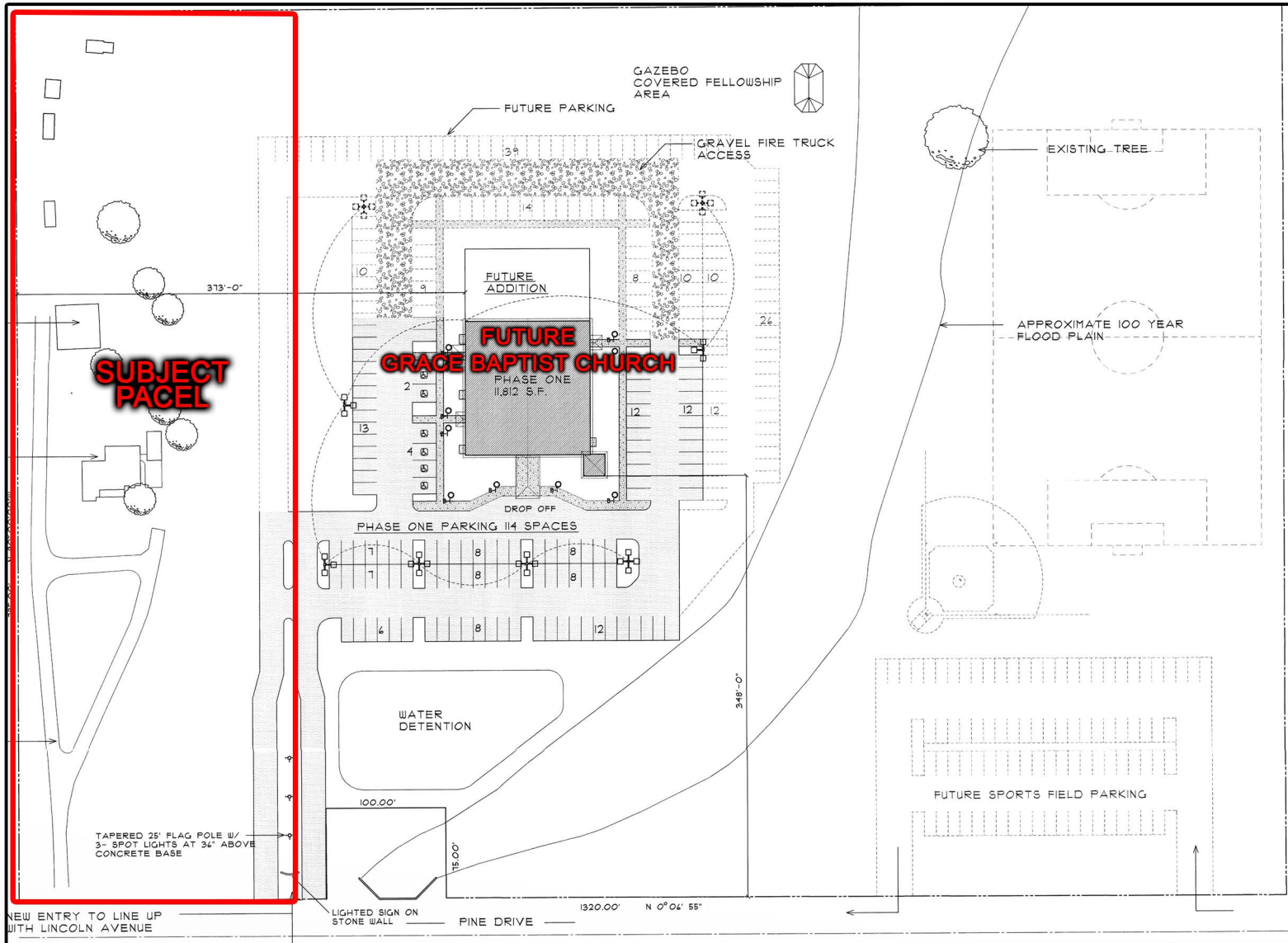
PARKER

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TRAFFIC COUNTS

ANNUAL AVERAGE DAILY TRAFFIC

Approx. 12,000 VPD on Pine Dr
Approx. 14,000 VPD on Lincoln Ave

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DEMOGRAPHICS

2021 POPULATION

1 MILE - 2,180
3 MILES - 62,733
5 MILES - 118,727

2026 POPULATION

1 MILE - 2,410
3 MILES - 69,633
5 MILES - 155,261

H.H. INCOME

1 MILE - \$86,864
3 MILES - \$112,713
5 MILES - \$118,861