

COMMERCIAL / RETAIL LOTS FOR SALE ROBINSON RANCH LOTS



TREVEY
COMMERCIAL
REAL ESTATE

SEC OF PARKER RD AND HESS ROAD, PARKER, COLORADO 80134

FOR SALE

1 & 1.60 ACRES

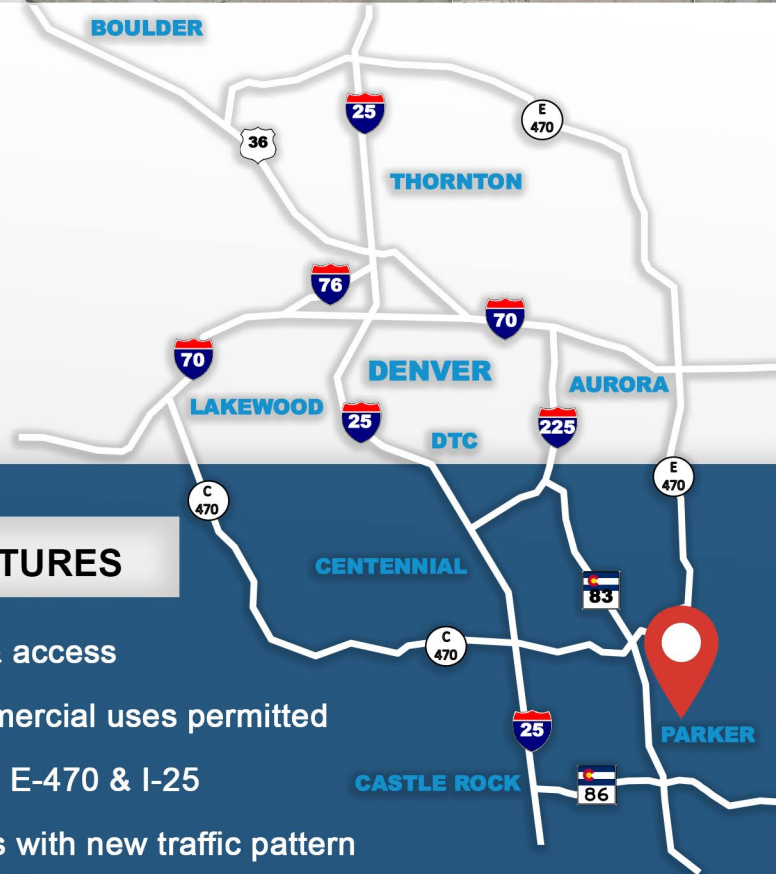
\$15.00 - \$17.00 P.S.F.

Parker, Colorado



PROPERTY INFORMATION

- ▶ Land Size: 1 & 1.60 Acres m/l
- ▶ Price per SF: \$15.00 - \$17.00 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 & access
- Wide range of commercial uses permitted
- Great connection to E-470 & I-25
- Strong traffic counts with new traffic pattern through Chambers Rd
- Surrounded by established & growing residential developments

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MITCH TREVEY

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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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DEMOGRAPHICS

2021 POPULATION

1 MILE - 8,608
3 MILES - 55,179
5 MILES - 100,024

2026 POPULATION

1 MILE - 9,496
3 MILES - 60,459
5 MILES - 10,055

H.H. INCOME

1 MILE - \$132,113
3 MILES - \$125,971
5 MILES - \$124,829

TRAFFIC COUNTS

ANNUAL AVERAGE DAILY TRAFFIC

Approx. 43,000 VPD on Parker Road

Approx. 22,000 VPD on Hess Road

LOT	ACRES	P.S.F	PRICE
2	1.00	\$17.00	\$740,520.00
6	1.60	\$15.00	Under Contract

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