

COMMERCIAL / MIXED-USE LOT FOR SALE

VALLEY HI MIXED-USE

PARKER RD. & VALLEY HI DR., PARKER, CO 80134



TREVEY
COMMERCIAL
REAL ESTATE



PROPERTY FEATURES

- Mixed-Use Development Opportunity
- Located North of E-470
- Over 500' of Frontage Along Parker Rd.
- Adjacent to King Soopers & One (1) Block from Costco-Anchored Center
- Excellent Location for a Wide Variety of Commercial / Mixed-Use Applications

PROPERTY DETAILS

LAND SIZE	±9.617 Acres m/l
PRICE	\$3,500,000.00 (\$8.35 / SF)
ZONING	Commercial (Parker Master Plan Supports Mixed-Use Residential)
WATER / SAN	Parker Water & Sanitation
GAS / ELECTRIC	CORE / Xcel Energy
CITY / COUNTY	Parker / Douglas

DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	29,193	\$112,049	\$460,299
5 Mile	210,544	\$143,140	\$605,263
10 Mile	721,761	\$131,474	\$560,978

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. 43,000 VPD at Parker Rd. & Valley Hi Dr.
- Approx. 50,000 VPD at Cottonwood Dr. & Parker Rd.
- Approx. 69,000 VPD along Parker Rd.

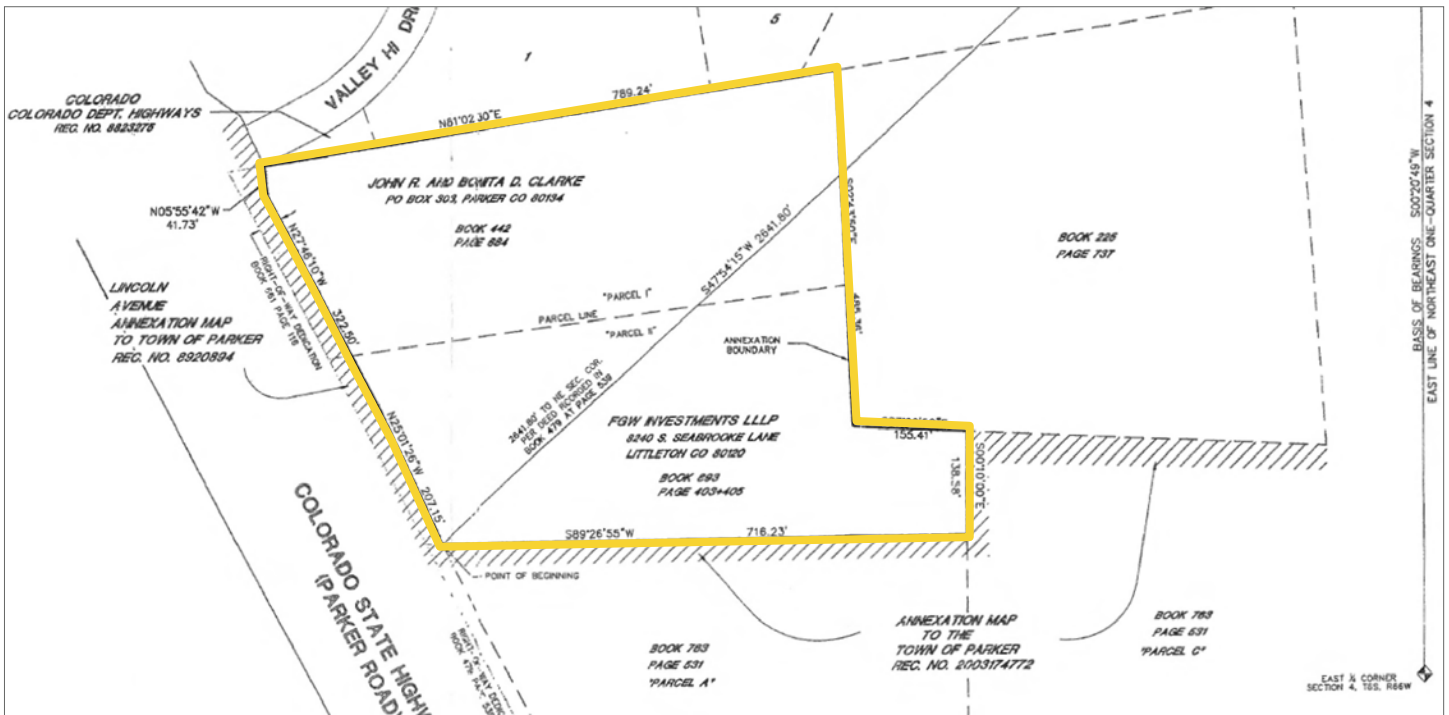
TREVEY COMMERCIAL

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SITE SURVEY



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