

RARE COMMERCIAL LOT FOR SALE
DOWNTOWN PARKER
 11024 PIKES PEAK DRIVE, PARKER, CO 80134



PROPERTY FEATURES

- Rare Downtown Parker Location Benefiting from Recently Approved \$275M *My Mainstreet Project*
- Fully Finished, Graded & Site-plan Ready Lot
- Prime Commercial Location for Retail / Restaurant / Office
- Close Proximity to Sulphur Gulch Trail
- Walking Distance to Historic Downtown Parker
- Adjacent to Pinetree Jewelers & Rory's Diner

Follow the links below for more information:



[TOWN OF PARKER ZONING MAP](#)
[PARKER GREATER DOWNTOWN DISTRICT](#)

PROPERTY DETAILS

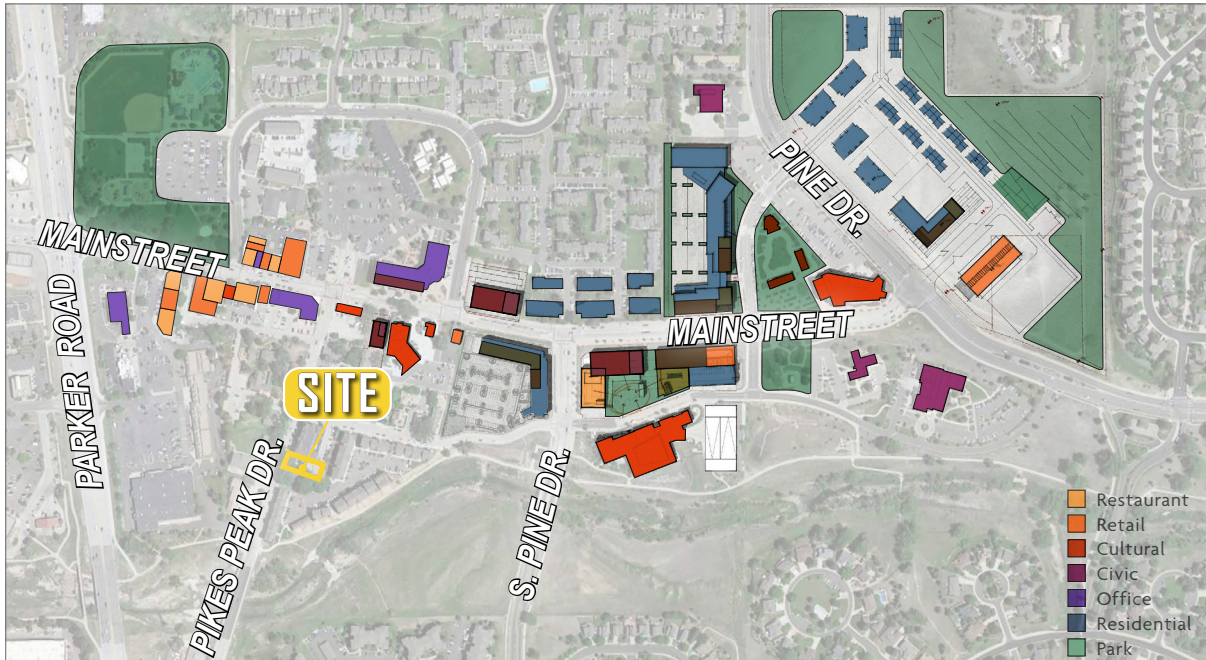
LOT SIZE	0.15 AC m/l
LOT DIMENSIONS	43.91' x 152'
PRICE	\$350,000.00
ZONING	Commercial
WATER / SANITATION	P.W.S.D.
GAS / ELECTRIC	CORE / Xcel
FRONTAGE	43.91' on S. Pikes Peak
CITY / COUNTY	Parker / Douglas

TREVEY COMMERCIAL
 10510 Dransfeldt Rd, Suite 100
 Parker, Colorado 80134
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HEATH HONBARRIER
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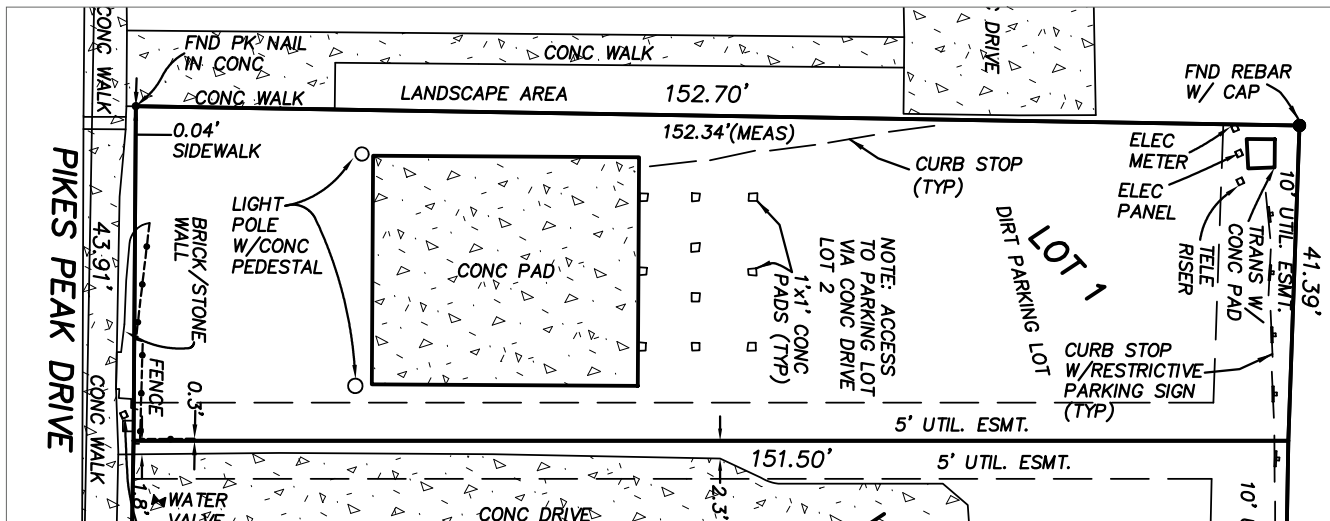
MITCH TREVEY
 Managing Director
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DEVELOPMENT PLAN



(Source: Confluence Companies - My Mainstreet)

SITE SURVEY



DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	40,111	\$139,687	\$461,374
5 Mile	124,847	\$143,757	\$473,393
10 Mile	491,935	\$143,684	\$487,017

*2028 Projected Population

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. 13,000 VPD at Mainstreet & Pine Dr.
- Approx. 45,000 VPD at Parker Rd. & Mainstreet
- Approx. 50,000 VPD at Mainstreet & Parker Rd.



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[CLICK HERE TO DOWNLOAD CREC BROKERAGE DISCLOSURE](#)

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