

# 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**  
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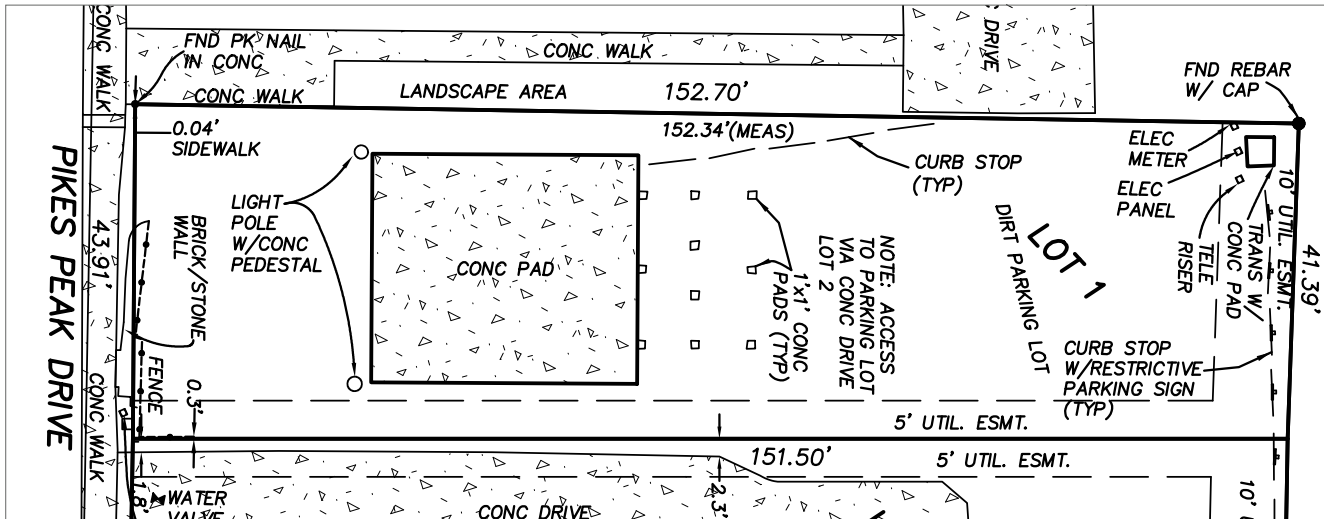
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## DEVELOPMENT PLAN



(Source: Confluence Companies - My Mainstreet)

## SITE SURVEY



### 2022 DEMOGRAPHICS

Radius	Population	Avg. HH Income	Median Home Value
2 Mile	37,965	\$131,350	\$445,346
5 Mile	117,202	\$138,526	\$470,249
10 Mile	478,049	\$141,308	\$480,465

### TRAFFIC COUNTS

Average
Approx. 69,000 VPD on Parker Rd.
Approx. 46,000 VPD on Parker Rd. at Mainstreet
Approx. 12,300 Annual Trips along E-470 at Parker Rd.



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