

DEVELOPMENT LAND FOR SALE

HESS ROAD RESIDENTIAL / MIXED-USE LOT

NEC OF HESS ROAD & HEIRLOOM PARKWAY, PARKER, CO 80134



TREVEY
COMMERCIAL
REAL ESTATE



PROPERTY FEATURES

- Prime Corner on Hess Road with Great Visibility
- Easy Access to Parker, Castle Rock & Lone Tree via I-25
- Across from Ruster-Hess Reservoir & Recreation Area
- Close to Double Angel Baseball Park & EchoPark Stadium
- Ideal Location for Residential / Mixed-use, Church, School or Skilled Care
- **Annexation & Zoning Required (Currently not Zoned)**

PROPERTY DETAILS

LAND SIZE	4.532 Acres m/l
PRICE	\$1,400,000.00 (\$7.09 / PSF)
PROPERTY TAXES	\$1,471.00 / Year
WATER / SAN	Parker Water & Sanitation
GAS / ELECTRIC	CORE / Xcel Energy
CITY / COUNTY	Parker / Douglas

2022 DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	17,779	\$166,818	\$507,099
5 Mile	126,646	\$143,014	\$490,052
10 Mile	552,759	\$142,690	\$489,667

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. 12,300 VPD on Chambers Rd.
- Approx. 14,000 VPD on Hess Rd.
- Approx. 69,000 VPD on Parker Rd.

TREVEY COMMERCIAL

10510 Dransfeldt Rd, Suite 100
Parker, Colorado 80134
303-841-1400 | www.trevey.com

MITCH TREVEY

Managing Director
mitch@trevey.com
C: 303-619-7192

SURROUNDING AREA



TREVEY COMMERCIAL
 10510 Dransfeldt Rd, Suite 100
 Parker, Colorado 80134
 303-841-1400 | www.trevey.com

MITCH TREVEY
 Managing Director
mitch@trevey.com
 C: 303-619-7192

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

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.