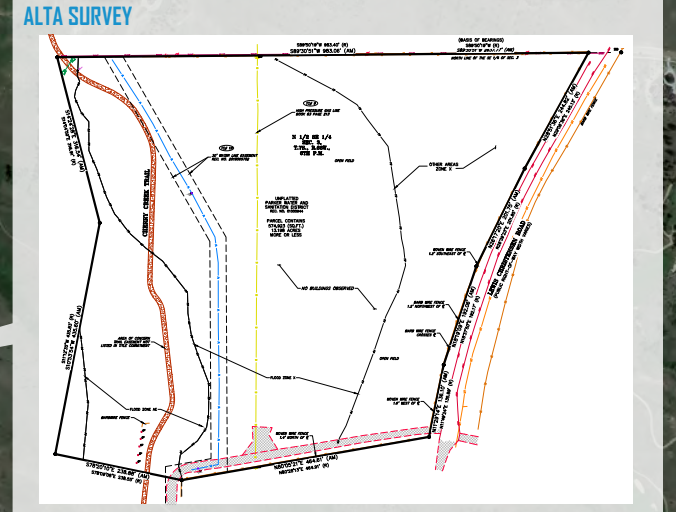


DEVELOPMENT LAND FOR SALE

PARKER MULTI-FAMILY LAND

S. LEWIS CHRISTENSEN ROAD, PARKER, CO 80134



PROPERTY FEATURES

- Rare Multi-Family Opportunity
- Annexed & Zoned for Multi-Family Use
- Close Proximity to Grocery & Retail Services
- Adjacent to Cherry Creek Trail
- 217' of Frontage Along Lewis Christensen Rd.
- Easy Access to Parker Road & Future J. Morgan Blvd. Extension

PROPERTY DETAILS

LAND SIZE	13.208 Acres m/l
PRICE	\$2,000,000.00 (\$3.47 / PSF)
ZONING	Multi-Family
WATER / SAN	Parker Water & Sanitation
GAS / ELECTRIC	CORE / Xcel Energy
CITY / COUNTY	Parker / Douglas

2022 DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	15,106	\$152,238	\$486,399
5 Mile	90,294	\$150,597	\$491,928
10 Mile	348,646	\$145,179	\$509,195

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. 10,000 VPD at Stroh Rd. & Parker Rd.
Approx. 35,000 VPD at Parker Rd. & Pinery Pkwy.
Approx. 69,000 VPD along Parker Rd.

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.