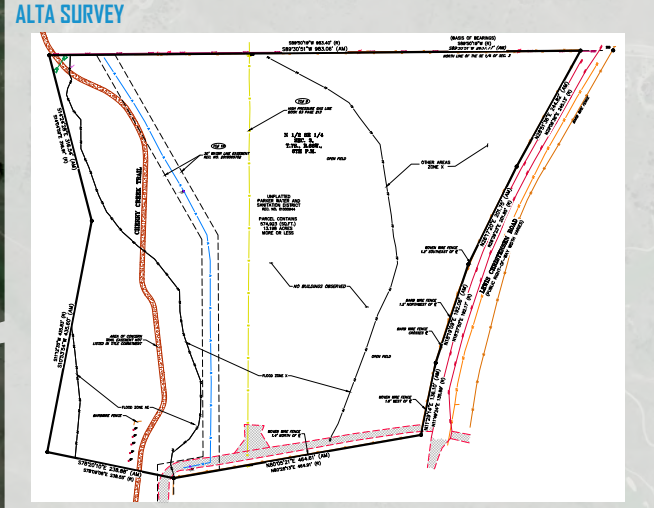


# DEVELOPMENT LAND FOR SALE

# 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

### DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	17,356	\$159,622	\$619,648
5 Mile	102,315	\$164,452	\$656,657
10 Mile	397,936	\$153,823	\$659,428

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

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