

SEC MAINSTREET & CHAMBERS RD.

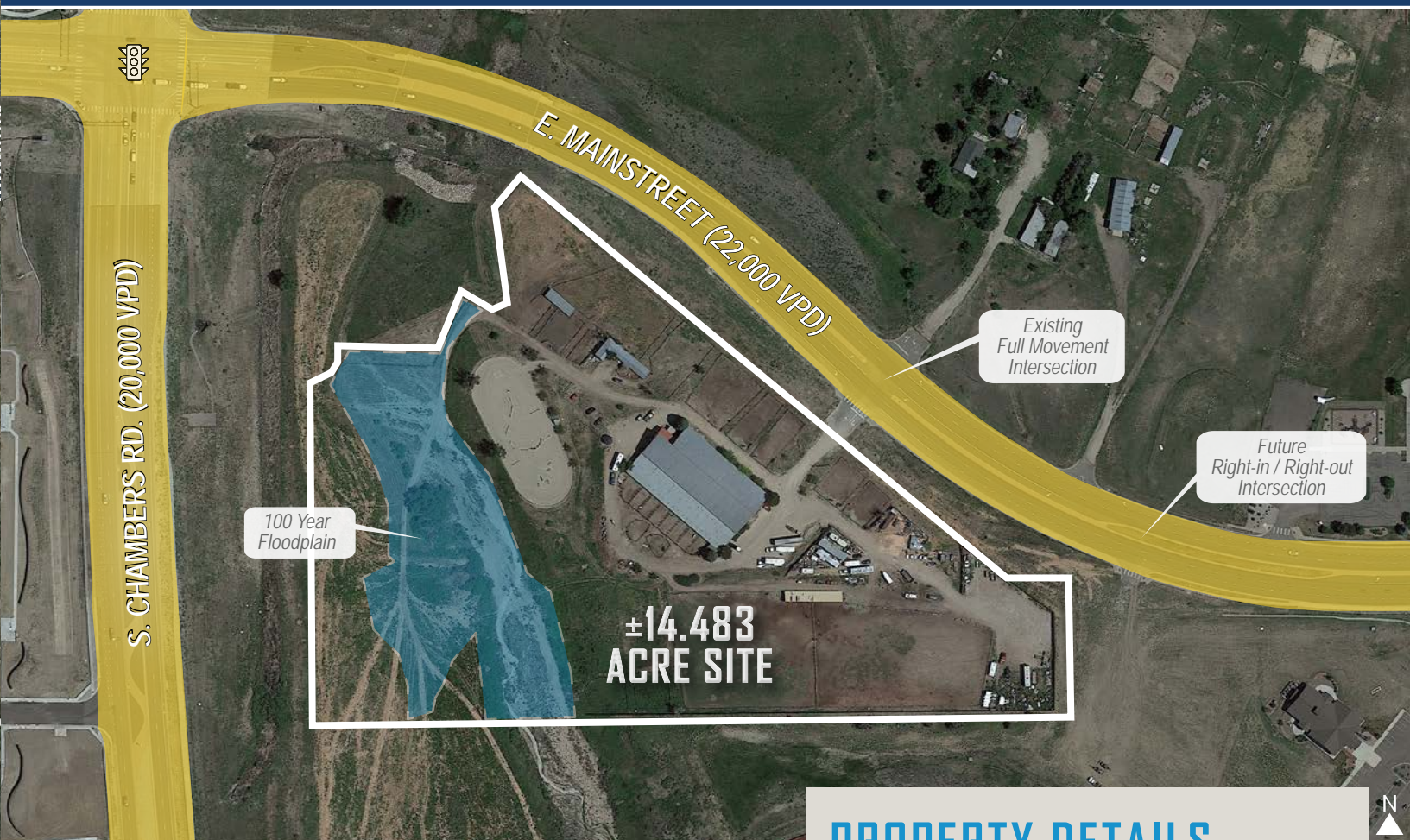
14.483 ACRES FOR SALE

Mixed-Use / Commercial

MIXED-USE / COMMERCIAL SITE FOR SALE

SEC MAINSTREET & CHAMBERS RD. - 14.483 ACRES

4120 E. MAINSTREET, PARKER, CO 80134



PROPERTY FEATURES

- Prime Mixed-Use / Commercial Site for Sale at the SEC of Mainstreet & Chambers Rd.
- Potential Future Zoning for Mixed-Use / Commercial (Currently Zoned Agriculture)
- Immediate Access to Signalized Intersection
- Strong Traffic Counts Averaging ±22,000 Vehicles Per Day
Follow Link to: [Town of Parker Traffic Study](#)
- Growing Traffic due to Future Extension of Chambers Rd. South to Hess Rd.
- Surrounded by Established & Growing Residential Developments and Strong Demographics
- **Potential Commercial / Mixed-Use Including:** Senior Living, Multi-Family, Retail, Gas / Convenience, Office
- **Excluded:** Self-Storage, RV / Boat Storage, Liquor Sales

PROPERTY DETAILS

SITE SIZE	±14.483 Acres
TOTAL BUILDABLE	±11.595 Acres
TOTAL FLOODPLAIN	±2.9 Acres (Estimate)
SALE PRICE	\$5,000,000.00 (\$7.93 / P.S.F.)
TAXES	\$6,915.00 (2023)
ZONING	Agriculture (Current) Mixed-Use / Commercial
WATER / SAN	Parker Water & Sanitation
GAS / ELECTRIC	Xcel Energy / CORE
CITY / COUNTY	Parker / Douglas
FRONTAGE	1,100' on Mainstreet



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[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.

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14.483 ACRES OF MIXED-USE / COMMERCIAL LAND FOR SALE

4120 E. MAINSTREET, PARKER, CO



Newlin Crossing
194 Units
96 Townhomes

Carousel
Farms
140 Units

Stonegate
3,483 Units

Clarke
Farms
1,561 Units

Overlook
844 Units

Under Construction
Senderos Creek
Retail
Fall-2023 Delivery

Coming Soon
Senderos Creek
Townhomes
122 Units

NeuTowne
595 Units

Bradbury
Ranch
1,607 Units

Jordan Crossing
105 Units

Salisbury Heights
130 Units

Cherry Creek
Highlands
41 Units

Horseshoe
Ridge
405 Units

Salisbury
Equestrian
Park

Meridian
4,750 Units

Regency
192 Units

Sierra Ridge
1,600 Units

Newlin
Meadows
330 Units

Ridgegate
9,500 Units

Heirloom
370 Units

Country
Meadows
205 Units

Shops at
Olde Town

PARKER ROAD (69,000 VPD)