

DEVELOPMENT LAND FOR SALE

FRANKTOWN 5.00 ACRE DEVELOPMENT

2077 N. KELTY ROAD, FRANKTOWN, CO 80116



TREVEY
COMMERCIAL
REAL ESTATE



PROPERTY FEATURES

- Rare Development Opportunity in Franktown
- Prime Site for an Independent Contractor
- Excellent Live / Work Opportunity
- Ideal Location near the Intersection of S. Parker Rd. & Highway 86
- 520' Feet of Highway 86 Frontage
- Growing Traffic Counts and Strong Demographics

PROPERTY DETAILS

LAND SIZE	5.00 AC
PRICE	\$2,000,000.00
TAXES	\$3,876.00 (2023)
ZONING	RR (Rural Residential) / Commercial
WATER / SAN	Well / Septic
GAS / ELECTRIC	CORE / Xcel Energy
CITY / COUNTY	Franktown / Douglas

DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	1,066	\$124,802	\$501,736
5 Mile	48,063	\$153,900	\$565,894
10 Mile	206,607	\$149,549	\$512,578

*2028 Projected Population

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. 11,000 VPD on Hwy. 86 at Kelty Rd.
- Approx. 18,000 VPD at Hwy. 83 & Hwy. 86
- Approx. 69,000 VPD along Parker Rd.

TREVEY COMMERCIAL

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Parker, Colorado 80134
303-841-1400 | www.trevey.com

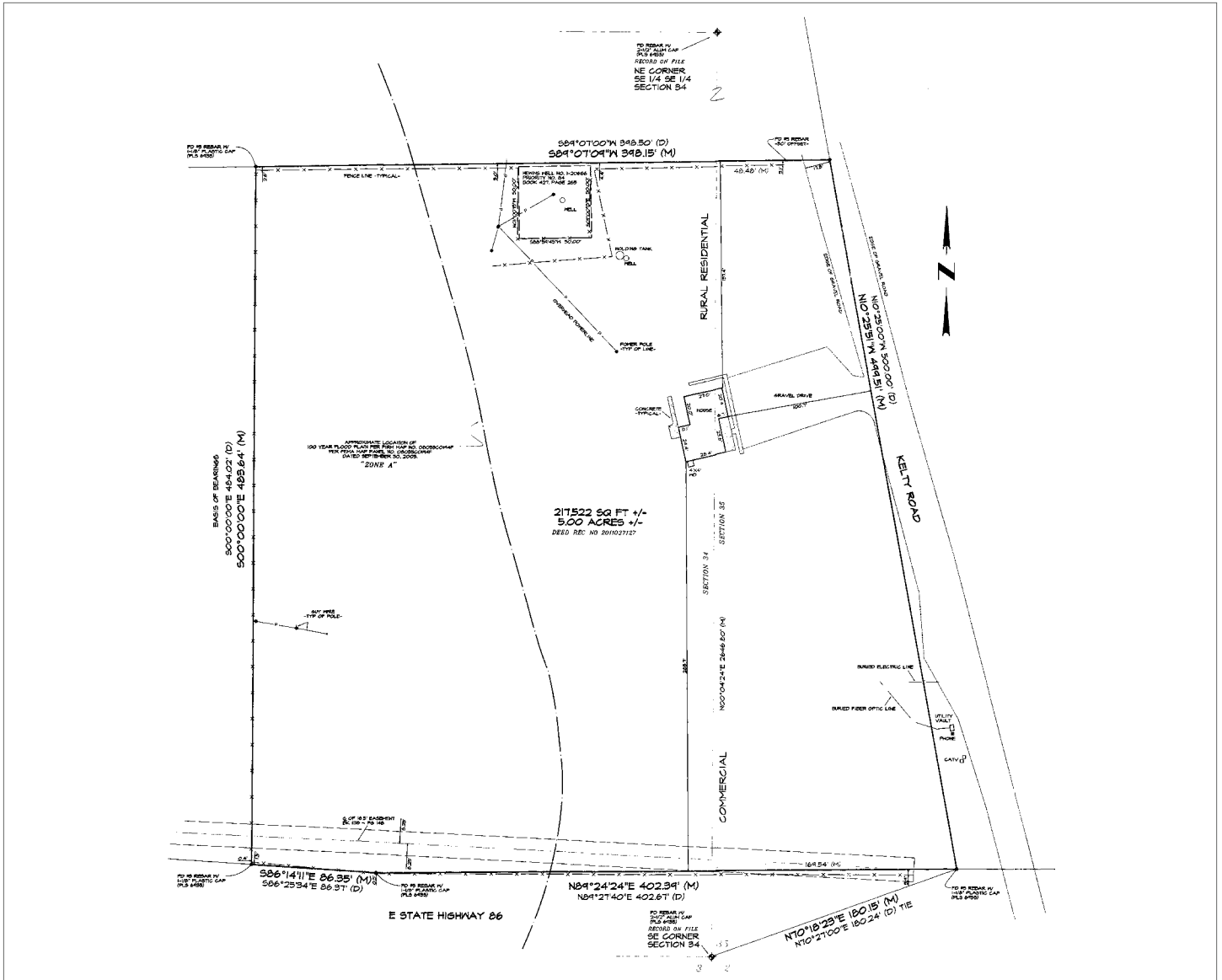
TOMMY DAHER

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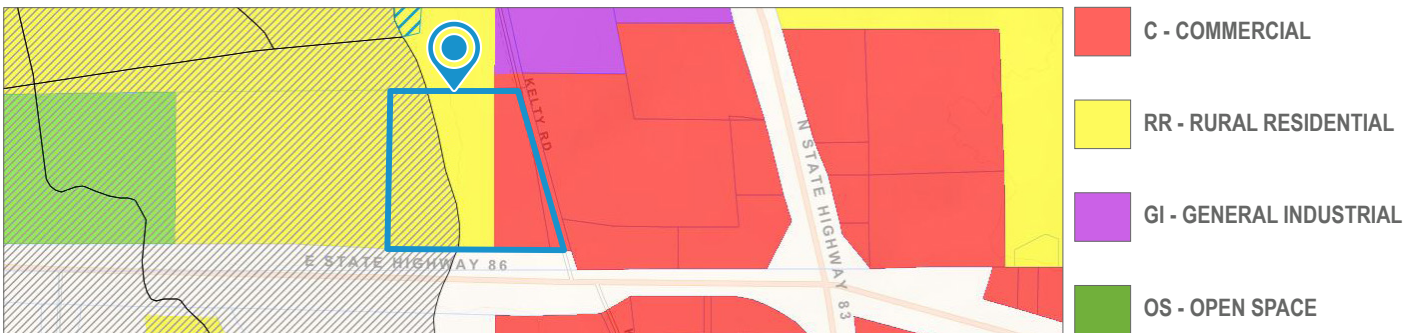
NICK BEACH

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SITE SURVEY



ZONING DETAIL



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