

COMMERCIAL LAND FOR SALE

# EAST PARKER DEVELOPMENT OPPORTUNITY

DELBERT RD. & SINGING HILLS RD., PARKER, CO 80138

**TREVEY**  
COMMERCIAL



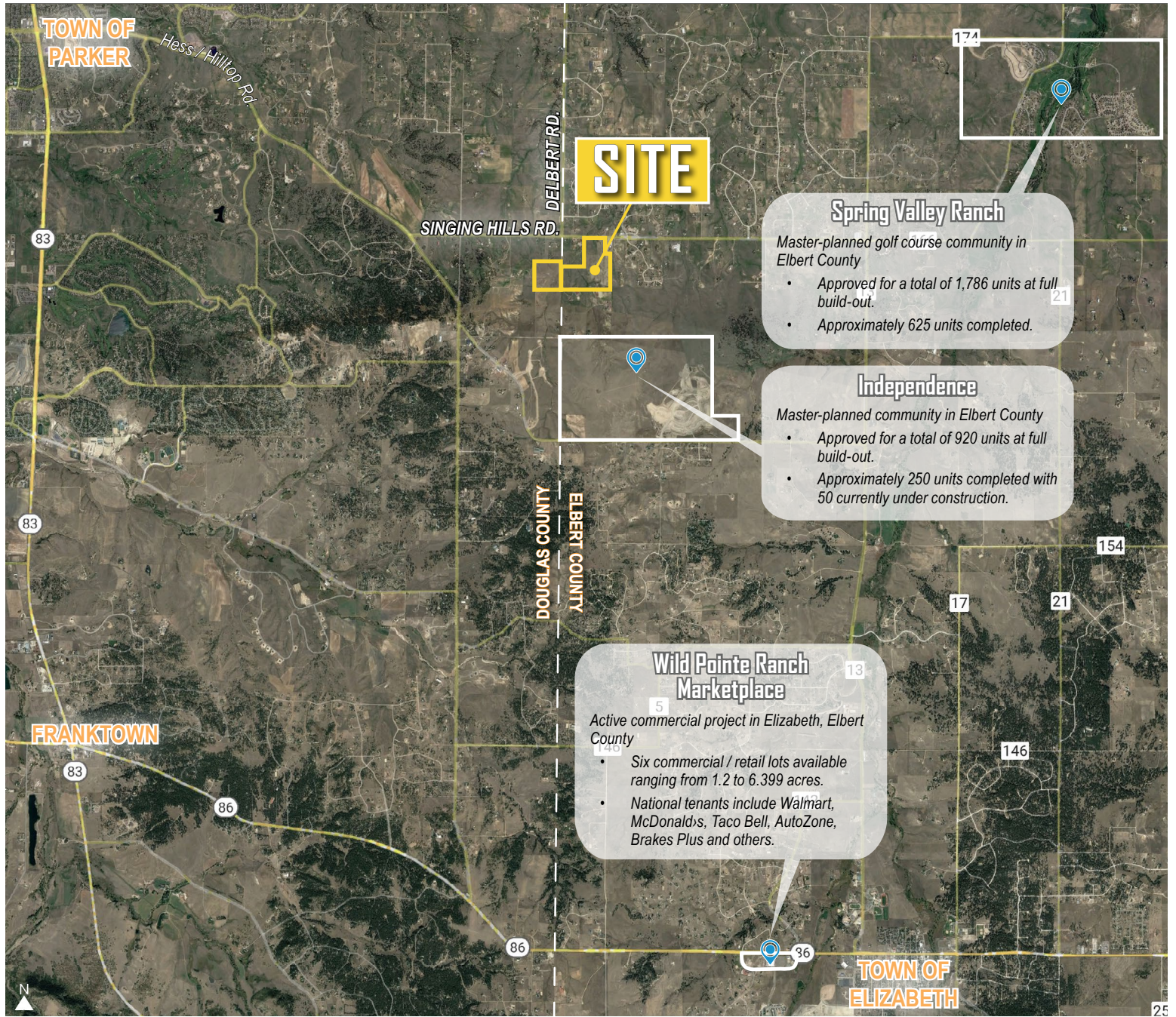
## PROPERTY FEATURES

- East Parker 110 - 149 AC Development Opportunity
- Master Planned Community Development Opportunity on Eastern Edge of Parker, Colorado
- Located Just Over the Elbert County Line with Parker Address
- Excellent Location for New Community with Commercial Component
- Full Water Rights Included with Sale
- Seller will Allow for Re-Zoning / Entitlement Process for Final Development Prior to Closing
- For Additional Market Information Follow this Link: [Comprehensive Overview: Growth in Elbert County](#)

## PROPERTY DETAILS

LOT SIZE	110 - 149 Acres m/l
PRICE	Contact Broker
TAXES	\$65.16 (2024)
ZONING	Agricultural
USE	Eligible for Master Planned Community with Mixed-Use Commercial
GRADING	Native / Natural Topography with Hills, Views and Drainage-ways
WATER / SANITATION	Well / Septic
GAS / ELECTRIC	Black Hills Energy / CORE
CITY / COUNTY	Parker / Elbert
FRONTAGE	1,022' on Singing Hills (CR #166) 1,822' on Delbert Road (CR #1)

## ELBERT COUNTY KEY DEVELOPMENTS



### DEMOGRAPHICS

Radius	Population	Income	Home Value
1 Mile	294	\$200,152	\$934,782
3 Mile	8,034	\$190,895	\$902,587
10 Mile	208,587	\$170,965	\$754,421

### TRAFFIC COUNTS

Vehicles Per Day (VPD)
Approx. 3,700 VPD on Pearson Ranch Loop & Delbert Rd.
Approx. 8,700 VPD on Singing Hills Rd. & Yucca Trail W.
Approx. 9,000 VPD along Singing Hills Rd. (166)