

COMMERCIAL / DEVELOPMENT LAND FOR SALE

TWENTY MILE RD. DEVELOPMENT LAND

10112 TWENTY MILE RD., PARKER, CO 80134

TREVEY
COMMERCIAL

PRICE REDUCED!



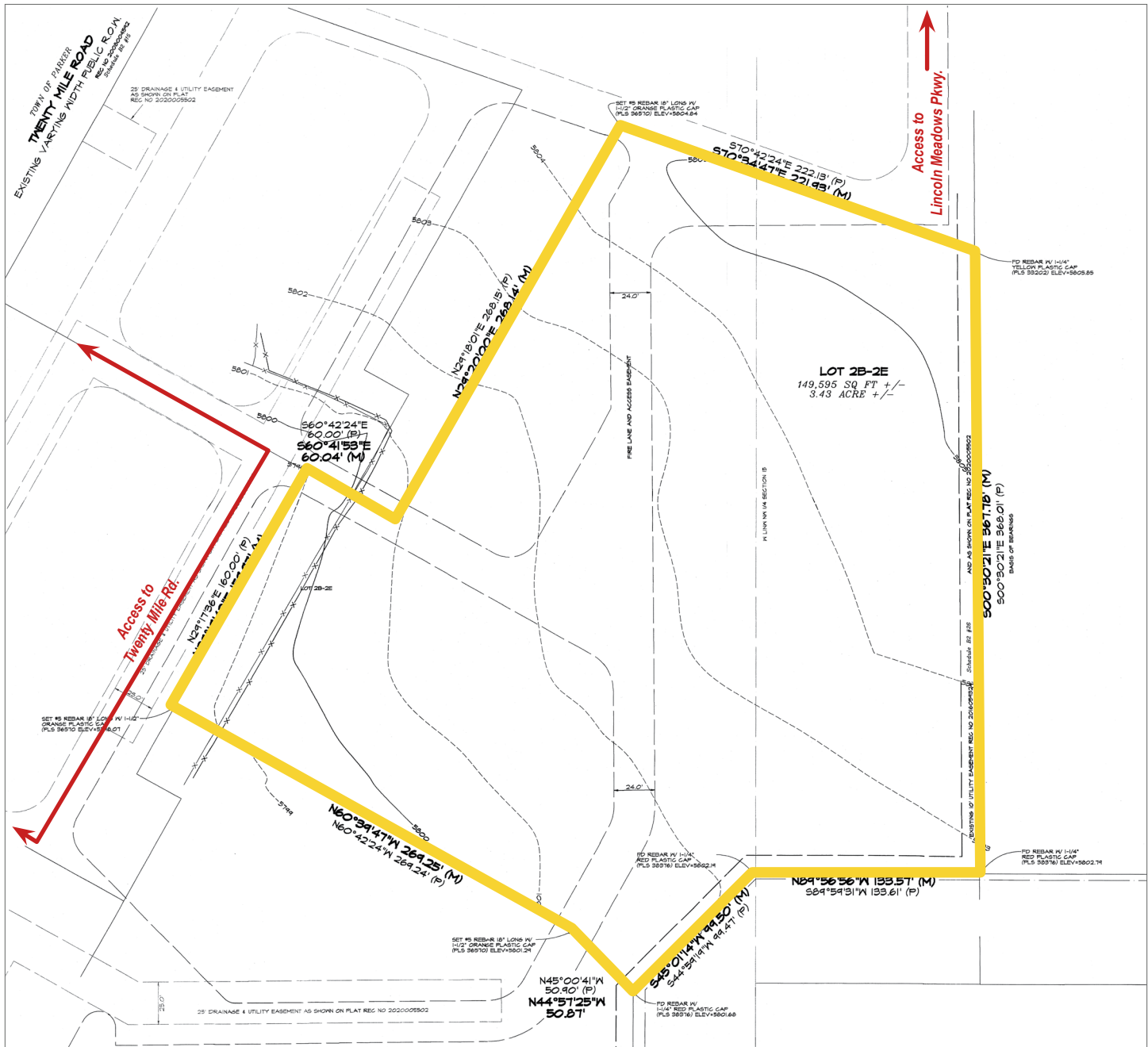
PROPERTY FEATURES

- Build Ready Flex Land in the Town of Parker
- Site Approved for 44,202 SF Light Industrial Building
- Prime for Multi-Tenant Light Industrial Building, Warehouse & Distribution, Recreational, Athletic & Assembly
- Infill Development Opportunity
- Wide Range of Commercial Uses Permitted
- Great Connection to Lincoln Ave., Parker Rd., E-470 & I-25
- Located near Strong Retail Corner Including Lowe's, Vehicle Vault, Discount Tire, Mt. Fuji Hibachi & Sushi Bar, Jiffy Lube, The Salvation Army, Guidepost Montessori and the Parker Police Station

PROPERTY DETAILS

LAND SIZE	3.437 Acres m/l
SALE PRICE	\$2,000,000.00 \$1,600,000.00
TAXES	\$33,010.00 (2024)
ZONING	Planned Development / Commercial / Flex
WATER / SANITATION	Parker Water & Sanitation District
GAS / ELECTRIC	Xcel / CORE
CITY / COUNTY	Parker / Douglas
ACCESS	Lincoln Avenue, 20 Mile Road, Lincoln Meadows Parkway

ALTA SURVEY



DEMOGRAPHICS

<i>Radius</i>	<i>Population</i>	<i>Income</i>	<i>Home Value</i>
2 Mile	40,010	\$117,711	\$412,277
5 Mile	137,322	\$138,503	\$474,741
10 Mile	582,083	\$133,936	\$470,770

PARKER MARKET SERVICE AREA

- Parker, CO consists of two zip codes (80134 & 80138) delivering **±111,000 Residents**.
- 80134 is the **1st Most Populous Zip Code** in the State of Colorado out of 513 Zip Codes.

TRAFFIC COUNTS

Vehicles Per Day (VPD)

Approx. 31,000 VPD on Lincoln Ave.

Approx. 54,000 VPD at Lincoln Ave. & Parker Rd.

Approx. 69,000 VPD on Parker Rd.

TREVEY
COMMERCIAL

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