

DEVELOPMENT LAND FOR SALE OR LEASE PARKER & HESS DEVELOPMENT

8752 N. STATE HIGHWAY 83, PARKER, CO 80134



TREVEY
COMMERCIAL
REAL ESTATE



PROPERTY FEATURES

- Annexation Opportunity into the Town of Parker
- Currently Zoned Agricultural (*Currently Operating as an Equestrian Center*); Eligible for Mixed-Use Community Zoning Upon Annexation
- Wide Range of Uses Possible (**Self Storage and RV / Boat Storage NOT Permitted**)
- Excellent Front Range Views
- Quick Access to Parker Road at Growing Intersection

PROPERTY DETAILS

SITE SIZE	4.739 AC
SALE PRICE	\$3,500,000.00
TAXES	\$6,077.00 (2024)
LEASE RATE	Negotiable, Contact Broker
WATER / SAN	Well / Septic
GAS / ELECTRIC	Xcel Energy / CORE
CITY / COUNTY	Parker / Douglas

DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	28,558	\$150,439	\$596,109
5 Mile	121,877	\$155,855	\$646,225
10 Mile	449,184	\$153,428	\$644,142

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 Hilltop Rd. at Hess Rd.
- Approx. 39,000 VPD at Hwy. 83 & Hess Rd.
- Approx. 69,000 VPD along Parker Rd. (Hwy. 83)

TREVEY COMMERCIAL

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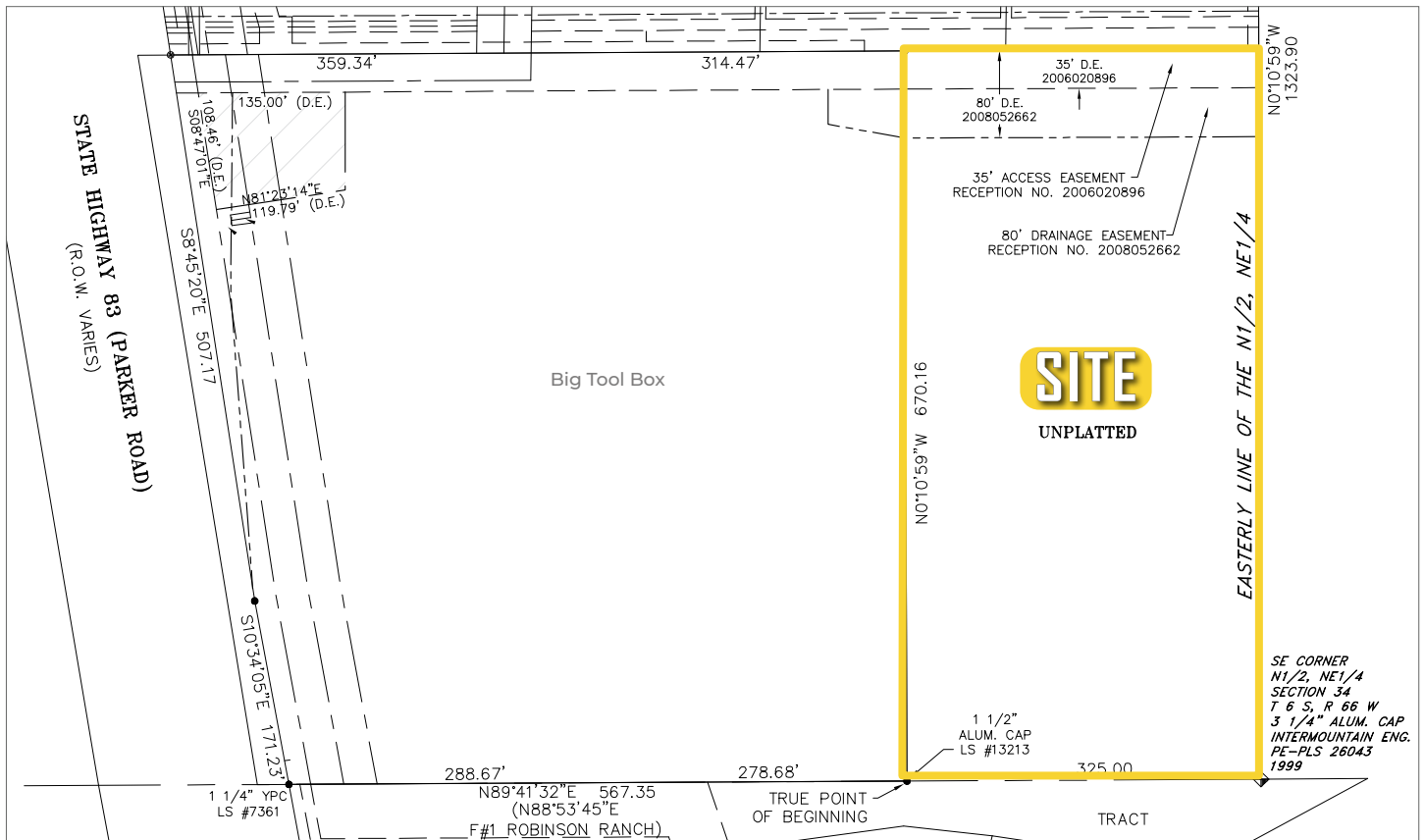
FOR SALE OR LEASE

4.739 AC

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SITE SURVEY



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

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Please call to confirm current property status and accuracy of information contained herein.