

COMMERCIAL / DEVELOPMENT LOTS FOR SALE

DRANSFELDT BUSINESS PARK LOTS

NWC OF DRANSFELDT RD. & APACHE DR., PARKER, CO 80134



TREVEY
COMMERCIAL
REAL ESTATE



PROPERTY FEATURES

- Build Ready Industrial / Flex Lots in the Town of Parker
- Two (2) Individual Lots Available Together or Separately
- Excellent Exposure on Dransfeldt Rd. with Easy Access on Apache Dr. and Dransfeldt Place
- Excellent Location for Contractor Shop & Yard, Manufacturing, Distribution, Auto Service / Service Center
- Great Connection to Lincoln Ave., Parker Rd., E-470 & I-25
- **No Self-Storage / RV & Boat Storage Allowed**
- 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

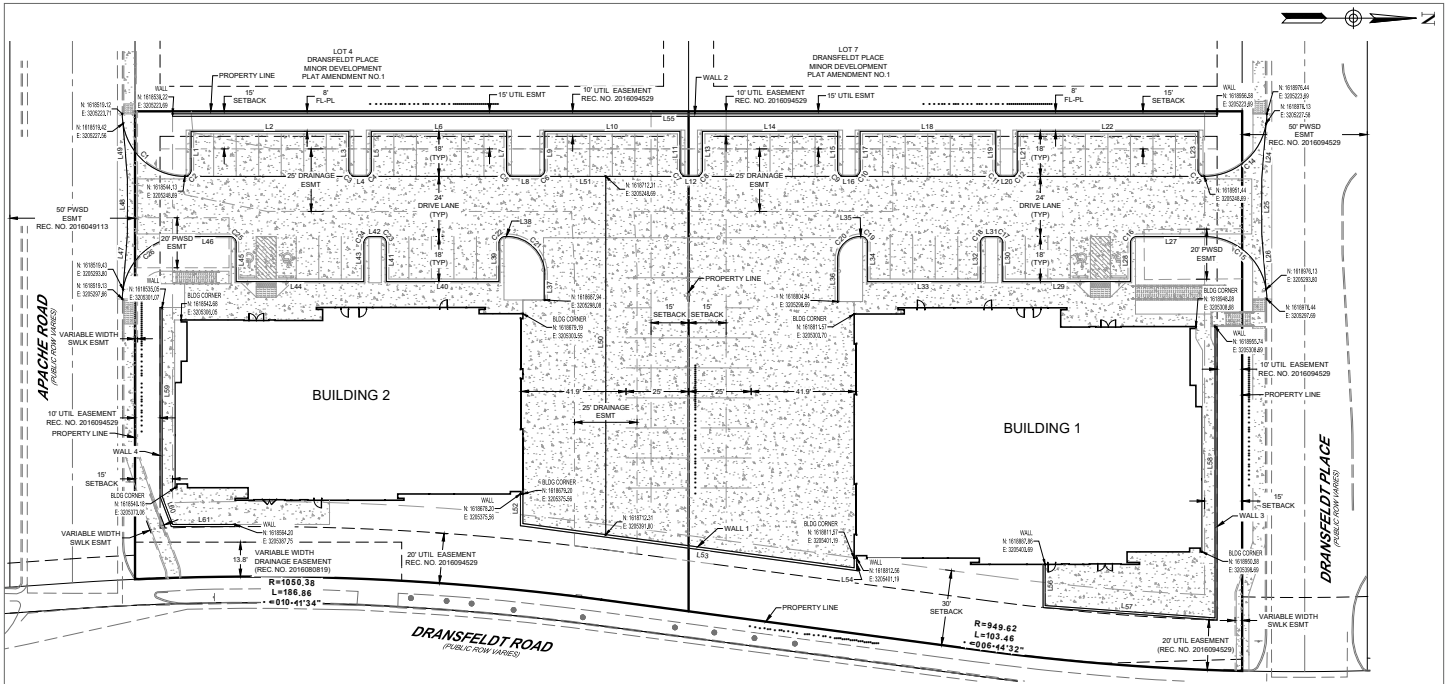
LAND SIZE	2.048 AC Total (1.085 AC & 0.963 AC)
SALE PRICE	\$1,962,640 (22.00 / SF)
TAXES:	\$11,089.00 (2024)
ZONING	LI / PUD
WATER / SANITATION	Parker Water & Sanitation District
GAS / ELECTRIC	Xcel / CORE
CITY / COUNTY	Parker / Douglas
ACCESS	Lincoln Ave., Twenty Mile Rd., Parker Rd. & Dransfeldt Rd.

TREVEY COMMERCIAL
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SITE DEVELOPMENT PLAN



BUILDING RENDERING



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