

INVESTMENT / DEVELOPMENT LAND FOR SALE

DOUGLAS COUNTY DEVELOPMENT LAND

2583 N. STATE HIGHWAY 83, FRANKTOWN, CO 80116



TREVEY
COMMERCIAL
REAL ESTATE



PROPERTY FEATURES

- 43.59 AC Investment / Development Opportunity on Parker Road (SH 83) Offering Excellent Visibility & Frontage
- Currently Zoned RR (Rural Residential) in Douglas County
- Potential for Re-Zoning to Allow for Lite Industrial / Mixed-Use Product
- Includes two (2) Homes and a 3,000 SF Shop Building
- Great Location for Owner / Operator Business with Yard
- Self-Storage & RV Boat Storage **NOT** Allowed

PROPERTY DETAILS

SITE SIZE	43.59 AC
SALE PRICE	\$2,950,000.00
TAXES	\$3,990.00 (2025)
ZONING	RR (Rural Residential)
WATER / SAN	Well / Septic
GAS / ELECTRIC	Xcel Energy / CORE
CITY / COUNTY	Franktown / Douglas

DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	1,207	\$151,125	\$679,729
5 Mile	50,911	\$166,865	\$640,081
10 Mile	232,327	\$159,539	\$655,459

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. 14,000 VPD on Hwy. 83 at Rafter Rd.
- Approx. 18,000 VPD at Hwy. 83 & Hwy. 86
- Approx. 69,000 VPD along Parker Rd. (Hwy. 83)

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