PRIME REDEVELOPMENT SITE FOR SALE

CORNER LOT ON SH 86 & SH 83

2031 N. STATE HIGHWAY 83, FRANKTOWN, CO 80116

TREVEY COMMERCIAL



PROPERTY FEATURES

- Rare Commercial / Redevelopment Opportunity in Franktown
- Excellent Visibility & Access Along Hwy. 83 / Hwy. 86 in the Heart of Franktown
- Existing Structure Suitable for Retail, Office or Service-Oriented Businesses
- Steady Traffic Flow Along Hwy. 83 with Strong Exposure to Local & Regional Commuters

PROPERTY DETAILS

SITE SIZE	8,635 SF on 1.17 AC
SALE PRICE	$2,850,000.00
TAXES	$16,804.00 *(2025)*
ZONING	Commercial
WATER / SAN	Well / Septic
GAS / ELECTRIC	Xcel Energy / CORE
CITY / COUNTY	Franktown / Douglas

DEMOGRAPHICS

Radius	*Population*	*Income*	*Home Value*
2 Mile	1,320	$174,271	$798,611
5 Mile	50,271	$186,619	$776,821
10 Mile	227,381	$171,986	$759,236

PARKER MARKET SERVICE AREA

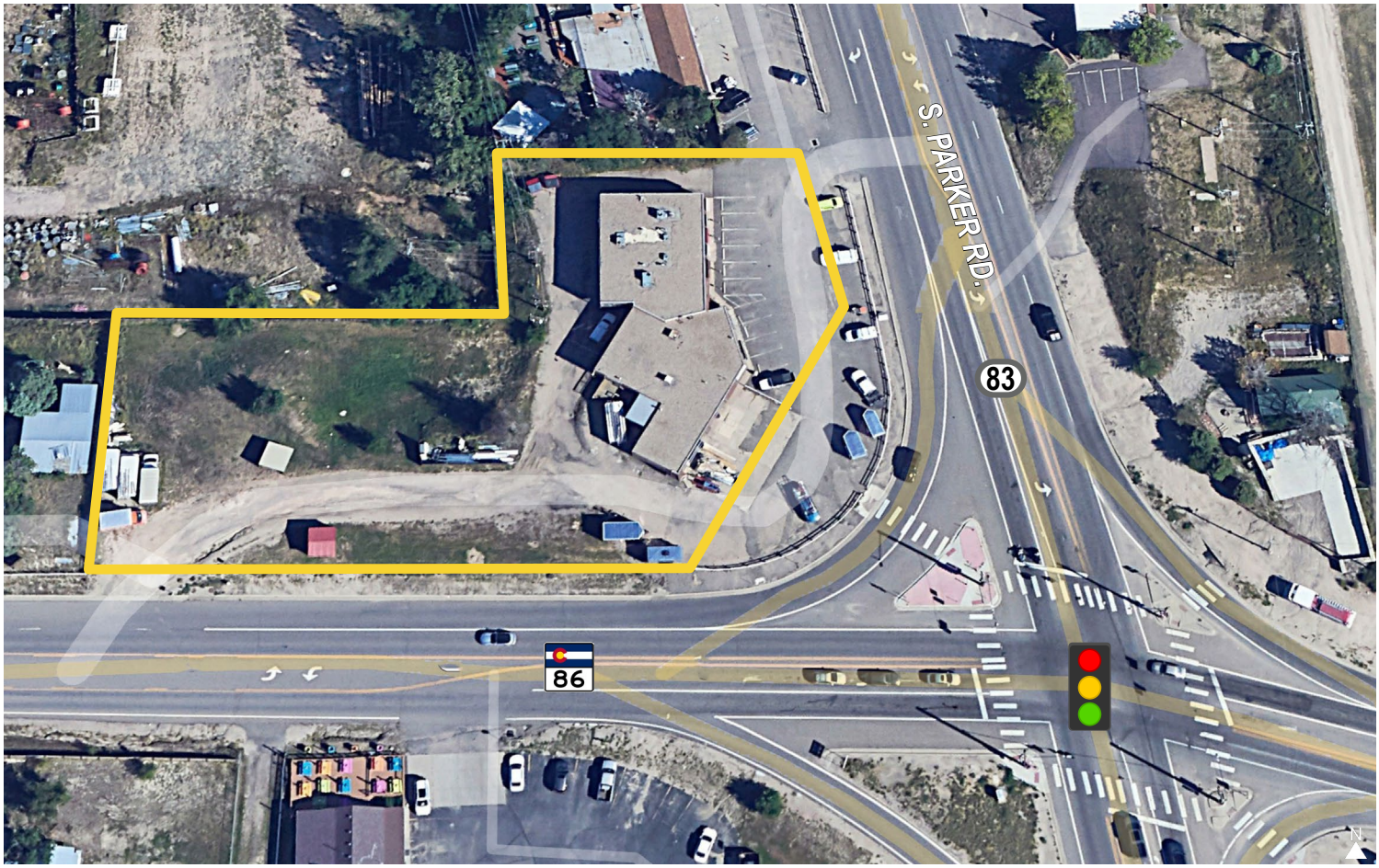
- *Parker, CO consists of two zip codes (80134 & 80138) delivering **±107,434 Residents**.*
- *80134 is the **2nd Most Populous Zip Code** in the State of Colorado out of 513 Zip Codes.*

TRAFFIC COUNTS

Vehicles Per Day (VPD)
Approx. 11,000 VPD on Hwy. 86 & Kelty Rd.
Approx. 18,000 VPD at Hwy. 83 & Hwy. 86
Approx. 69,000 VPD along Parker Rd. (Hwy. 83)

SITE AERIAL





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