

PRIME REDEVELOPMENT SITE FOR SALE

CORNER LOT ON SH 86 & SH 83

2031 N. STATE HIGHWAY 83, FRANKTOWN, CO 80116



TREVEY
COMMERCIAL
REAL ESTATE



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	\$2,950,000.00
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	1,211	\$151,575	\$680,107
5 Mile	50,155	\$166,205	\$637,381
10 Mile	228,205	\$159,122	\$653,598

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)

TREVEY COMMERCIAL

10510 Dransfeldt Rd, Suite 100
Parker, Colorado 80134
303-841-1400 | www.trevey.com

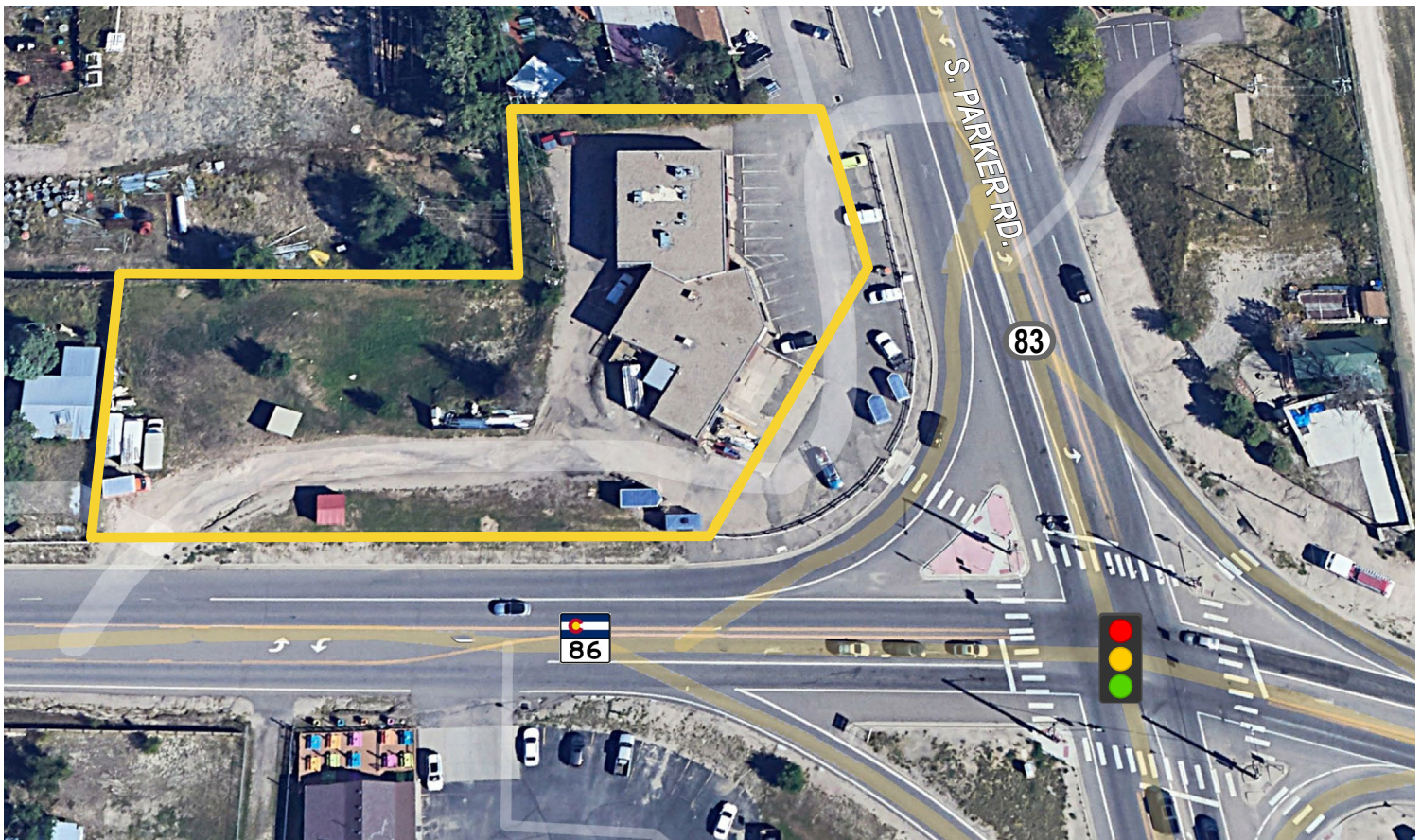
TOMMY DAHER

Associate Broker
tommy@trevey.com
C: 303-916-8231

NICK BEACH

V.P. Sales & Leasing
nbeach@trevey.com
C: 719-237-0880

SITE AERIAL



TREVEY COMMERCIAL
 10510 Dransfeldt Rd, Suite 100
 Parker, Colorado 80134
 303-841-1400 | www.trevey.com

TOMMY DAHER
 Associate Broker
tommy@trevey.com
 C: 303-916-8231

NICK BEACH
 V.P. Sales & Leasing
nbeach@trevey.com
 C: 719-237-0880

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

Information contained herein, while not guaranteed, is from sources believed reliable. Price, terms and information subject to change. Please call to confirm current property status and accuracy of information contained herein.