

COMMERCIAL / DEVELOPMENT LAND FOR SALE

TWENTY MILE RD. DEVELOPMENT LAND

10112 TWENTY MILE RD., PARKER, CO 80134

TREVEY
COMMERCIAL



PROPERTY FEATURES

- Build Ready Flex Land in the Town of Parker
- Site Approved for 44,202 SF Light Industrial Building
- Prime for Multi-Tenant Light Industrial Building, Warehouse & Distribution, Recreational, Athletic & Assembly
- Infill Development Opportunity
- Wide Range of Commercial Uses Permitted
- Great Connection to Lincoln Ave., Parker Rd., E-470 & I-25
- 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

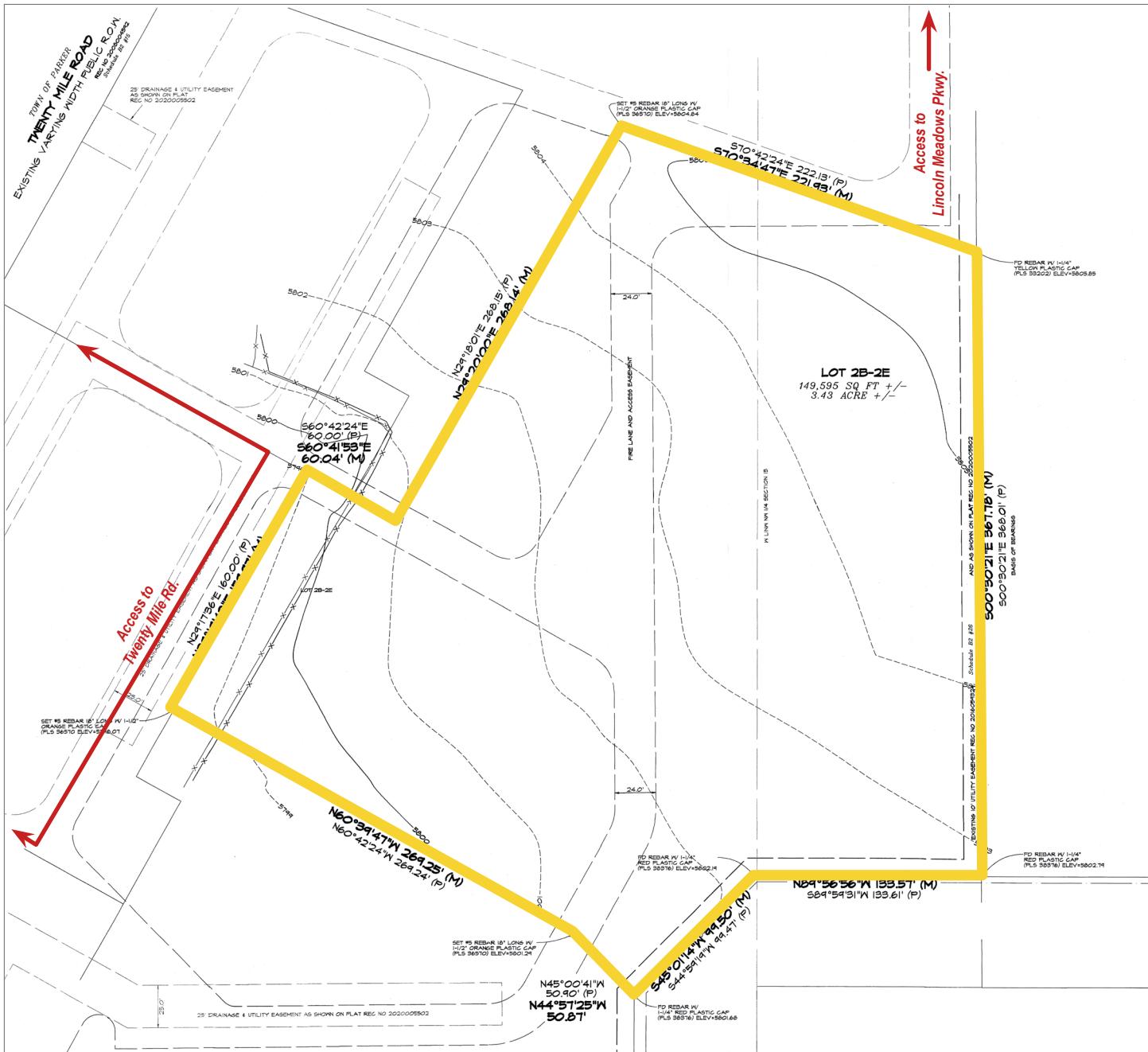
LAND SIZE	3.437 Acres m/l
SALE PRICE	\$2,000,000.00
TAXES	\$33,010.00 (2024)
ZONING	Planned Development / Commercial / Flex
WATER / SANITATION	Parker Water & Sanitation District
GAS / ELECTRIC	Xcel / CORE
CITY / COUNTY	Parker / Douglas
ACCESS	Lincoln Avenue, 20 Mile Road, Lincoln Meadows Parkway

TWENTY MILE RD. DEVELOPMENT LAND

3.437 AC FOR SALE

10112 TWENTY MILE RD., PARKER, CO

ALTA SURVEY



DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	40,010	\$117,711	\$412,277
5 Mile	137,322	\$138,503	\$474,741
10 Mile	582,083	\$133,936	\$470,770

PARKER MARKET SERVICE AREA

- Parker, CO consists of two zip codes (80134 & 80138) delivering **±111,000 Residents**.
- 80134 is the **1st Most Populous Zip Code** in the State of Colorado out of 513 Zip Codes.

TRAFFIC COUNTS

Vehicles Per Day (VPD)

Approx. 31,000 VPD on Lincoln Ave.

Approx. 54,000 VPD at Lincoln Ave. & Parker Rd.

Approx. 69,000 VPD on Parker Rd.

TREVEY COMMERCIAL

www.trevey.com
303-841-1400

BROKERAGE DISCLOSURE

Information contained herein has been obtained from sources believed reliable; however, no guarantee, warranty, or representation is made as to its accuracy. All information, including price and terms, is subject to change without notice. Please verify all information prior to reliance.

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