

Commercial Land For Sale

3-Parcel Assemblage in Parachute, CO 81635



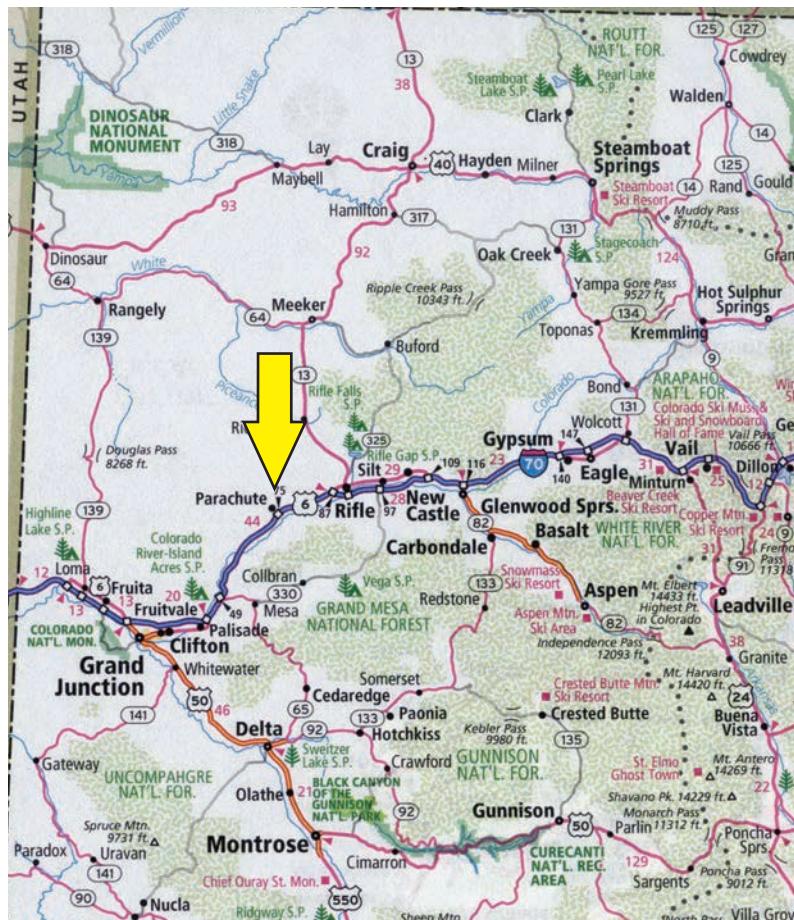
Contact Brokers for Pricing

PARCEL OVERVIEW

Parcel 1:	1.01± Acres
Assessor Parcel #:	240912130002
Taxes:	\$3,931.96
Parcel 2:	0.71± Acres
Assessor Parcel #:	240912130003
Taxes:	\$2,761.92
Parcel 3:	0.91± Acres
Assessor Parcel #:	240912130004
Taxes:	\$3,560.25
Zoning:	Commercial
Total Lot Size:	2.63± Acres
Total Taxes:	\$10,254.12 (2025 payable in 2026)

PROPERTY HIGHLIGHTS

- ♦ Retail, convenience stores, office, hospitality, restaurants, auto-oriented, and light manufacturing uses permitted
- ♦ Attractive opportunity for end-users seeking a build-to-suit or investors pursuing long-term land appreciation.
- ♦ Efficiently-sized parcels allowing for flexible site planning, parking, and access.
- ♦ Seller prefers to sell all three parcels as one assemblage.



TRAFFIC:

18,000 VPD on I-70
8,306 VPD on CR 300
at I-70



POPULATION:

1 Mile: 2,686
3 Miles: 6,936
5 Miles: 7,117



MEDIAN INCOME:

1 Mile: \$68,902
3 Miles: \$67,484
5 Miles: \$67,943

