

# Commercial Land For Sale

3-Parcel Assemblage in Parachute, CO 81635



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Contact Brokers for Pricing

## PARCEL OVERVIEW

<b>Parcel 1:</b>	1.01± Acres
Assessor Parcel #:	240912130002
Taxes:	\$3,931.96
<b>Parcel 2:</b>	0.71± Acres
Assessor Parcel #:	240912130003
Taxes:	\$2,761.92
<b>Parcel 3:</b>	0.91± Acres
Assessor Parcel #:	240912130004
Taxes:	\$3,560.25
<b>Zoning:</b>	Commercial
<b>Total Lot Size:</b>	2.63± Acres
<b>Total Taxes:</b>	\$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.

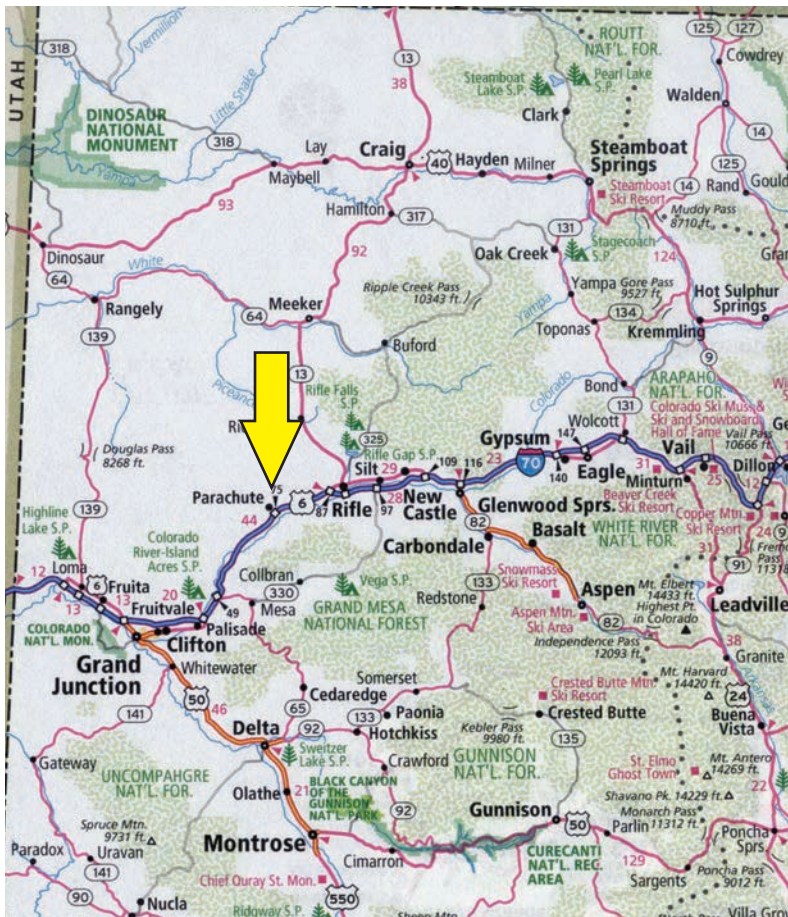
Fuller Real Estate  
(303) 534-4822

Brokerage Disclosure  
to Buyer

**Alex Scott**  
(720) 287-5417 direct  
(972) 207-8877 mobile  
AScott@FullerRE.com

**Travis Wanger**  
(720) 974-2790 direct  
(303) 888-1061 mobile  
TWanger@FullerRE.com





## 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

