

1	Murphy Express Gas Station
2	Firestone Complete Auto Care
3	Proposed Retail
4	Copperhead Dental Care
5	Bank of America
6	Parker Dentistry and Orthodontics
7	Stroh Ranch King Soopers

- Rare direct frontage on Parker Road
- Residential growth in all directions
- Utilities - water, sewer, gas, electric are stubbed to the site
- Fast casual, national restaurant, QSR, and medical office

Purchase

- 1.361 acres (59,291 sf)
- \$1,900,000

OR

Ground Lease

- \$125,000

Opportunity

Fast Food, Fast Casual, Retail & MOB Uses Approved

- Excellent location for a variety of high quality users.

Additional Property Features

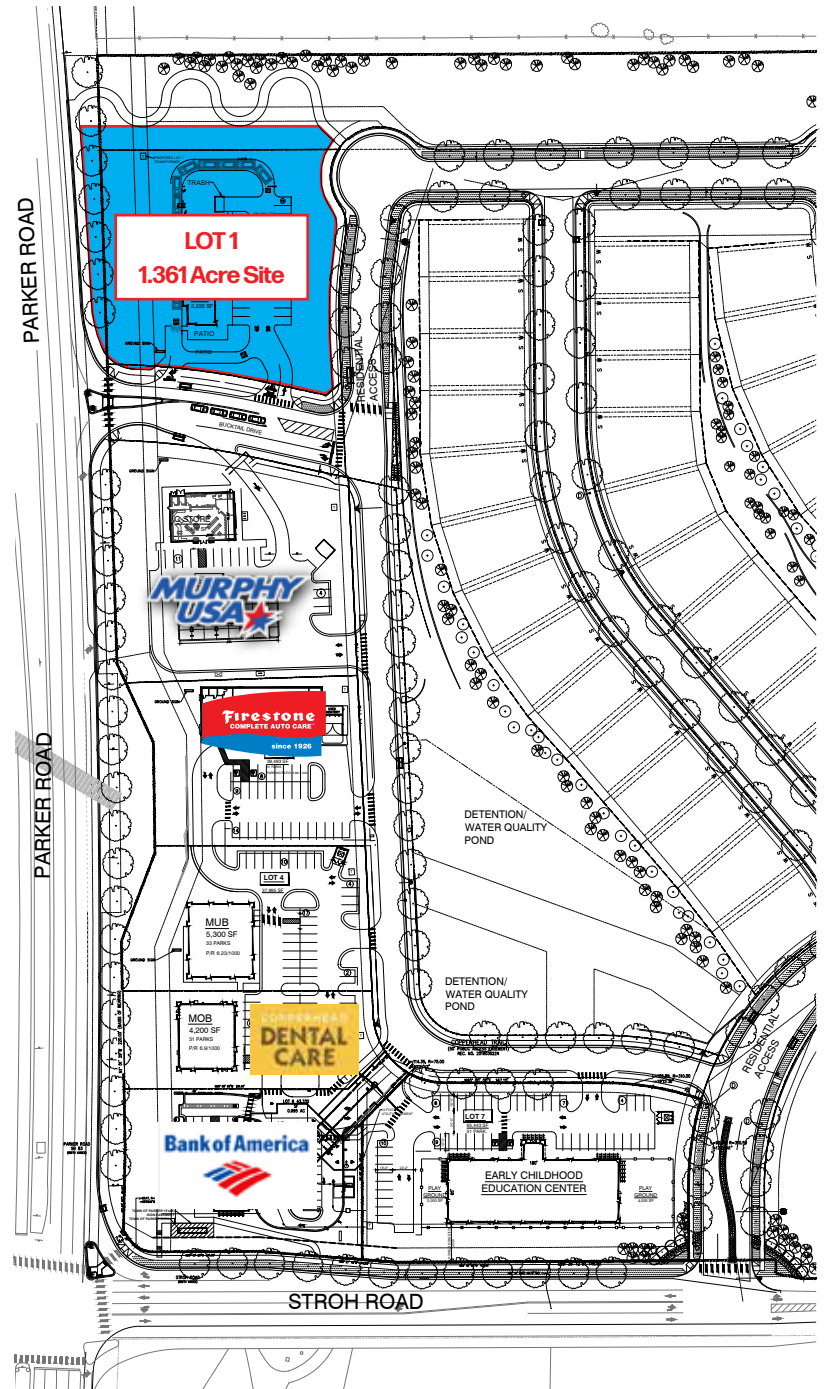
- Stand Alone 100% finished pad with direct access to and from Parker Road.
- NEC of Parker Road (SH 83) and Stroh Road at entry to the Colorado Golf Club.
- Existing infrastructure adjacent to the site.

Location

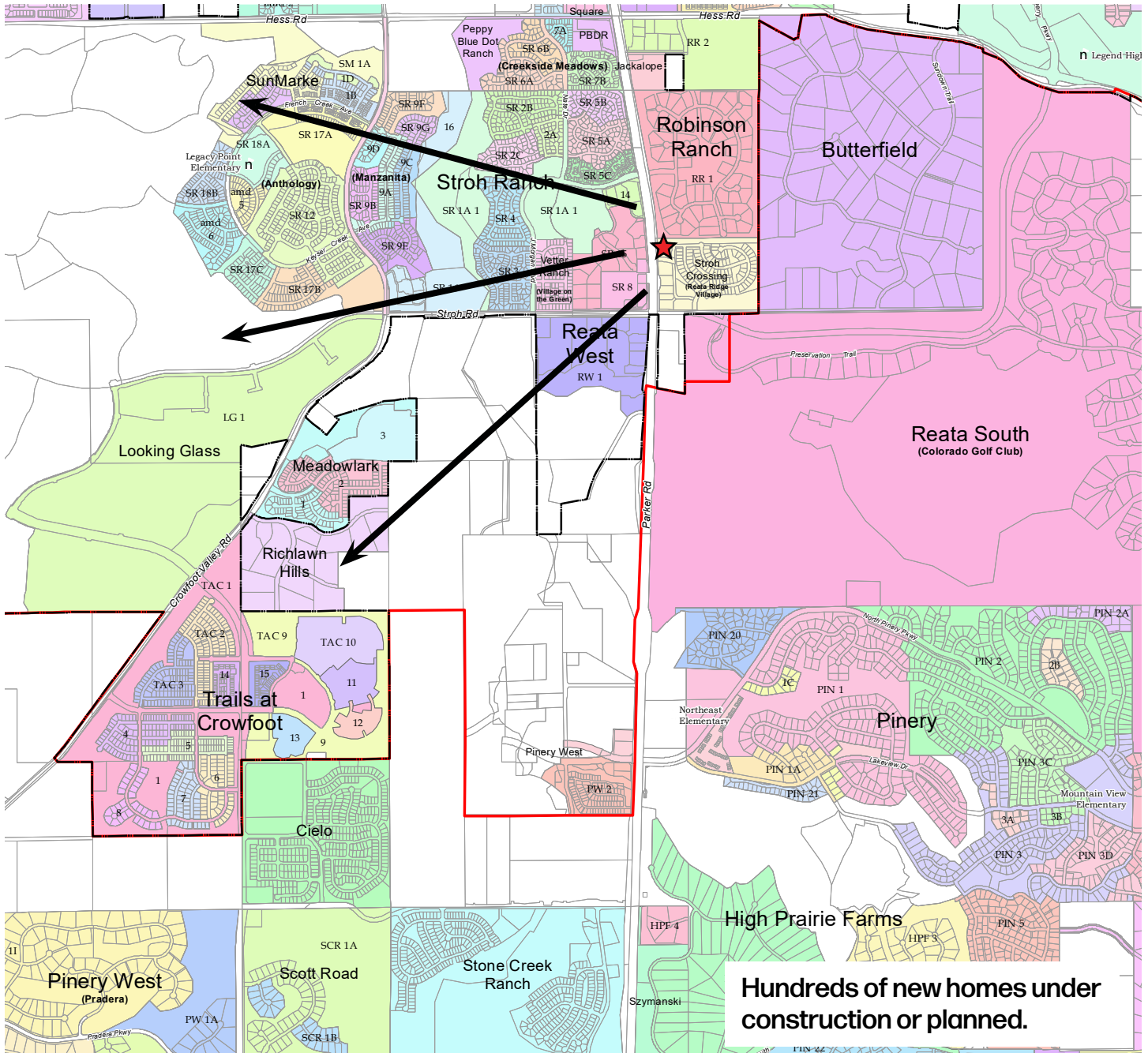
- Infill location surrounded by retail including King Soopers - anchored Stroh Ranch Shopping Center and under construction Parker Pointe.
- Surrounded by high-end residential: gated Colorado Golf Club community, The Pinery, and new 91 Reata Ridge custom home community adjacent.
- Hundreds of new homes being delivered to the south and west - fastest growing part of Parker.

Ingress/Egress

- Two (2) ingress/egress curb-cut access points - Bucktail Drive from Parker Road and alternative access from Stroh Road.
- Signalized intersection at Stroh and Parker Roads.



Nearby Subdivisions



Hundreds of new homes under construction or planned.

Source: Town of Parker - ParkerOnline.org

Demographics

Traffic Counts

	Parker, CO	Douglas County
Population	67,300	376,220
Households	62,315	145,235
Avg. HH Income	\$127,700	\$140,220
Median Net Worth	\$133,429	\$476,220

S. Parker Road SH 83 (CDOT)	
39,000 AADT	N. Pinery Pkwy & S. Parker Rd
48,000 AADT	Hilltop Rd & S. Parker Rd

Stroh Road (MPSI Estimate)	
12,500 VPD	E. Stroh Rd

