



Land for Sale or Lease

9242 S Jordan Rd | Parker, CO 80138

Property Overview:

County: Douglas
Lot Sizes: **Lot 2** - 1.249 Acres (+/- 54,406 square feet)
Sale Price: \$18 per SF
Lease Rate: Negotiable
Planned Development Link: [Fairmark PD](#)

Highlights:

- Lot 2 has drive-thru capability
- Strong traffic counts on E-470 & Jordan Road: 44,166 in 2022*
- QuikTrip and La Quinta now open!
- Join Starbucks, Loaf N Jug, La Quinta, Meadows Early Learning Center, Challenge to Excellence Charter School, Colorado Children’s Dental Center, QuikTrip and many others
- Potential uses include: automotive, day care, car wash, liquor store, restaurant/QSR, medical, office, and many other retail and commercial uses. Any and all uses subject to zoning confirmation by Buyer/Tenant from the Town of Parker Planning Department.

*Data provided by CoStar

Contact
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The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person viewing this information to independently verify it. This package is subject to change, prior sale, or complete withdrawal.

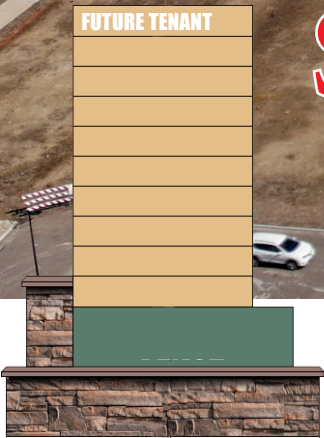


VIEW LOOKING EAST



SITE

SOLD



Monument Signage Available along Jordan Road!



VIEW LOOKING SOUTHWEST

Amenities



SOLD

Lot 5
1.537
Acres

SITE

Lot 2
1.249 Acres



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Demographics

	1 mile	3 miles	5 miles
Population			
2023 Estimate	11,894	106,225	225,109
Households			
2023 Estimate	4,759	42,594	88,677
Household Income			
2023 Average	\$126,499	\$137,246	\$139,765

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