

COMMERCIAL / RETAIL / MIXED-USE LAND FOR SALE

AVALON PARKER

SEC OF STROH ROAD & CROWFOOT VALLEY ROAD, PARKER, CO 80134

TREVEY
COMMERCIAL

**NEWLY REVISED ZONING WITH
GREATER ALLOWED USES**

LOOKING GLASS
(Single Family Residential)

3/4

AVALON PARKER
(312 Apartments
Completion Sept. 2026)

R/I
R/O

STROH ROAD

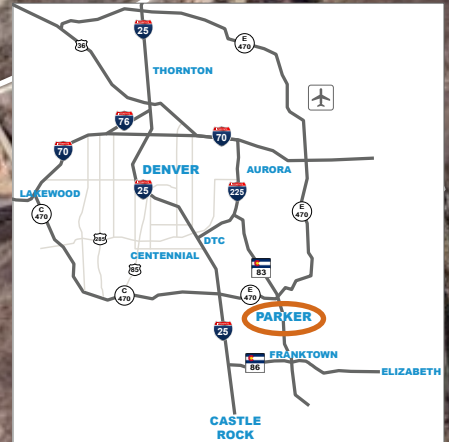
FM

SITE

Future Connection
to Cherry Creek
Trail and Stroh
Ranch Soccer Park

Cherry Creek Trail

AvalonBay
COMMUNITIES



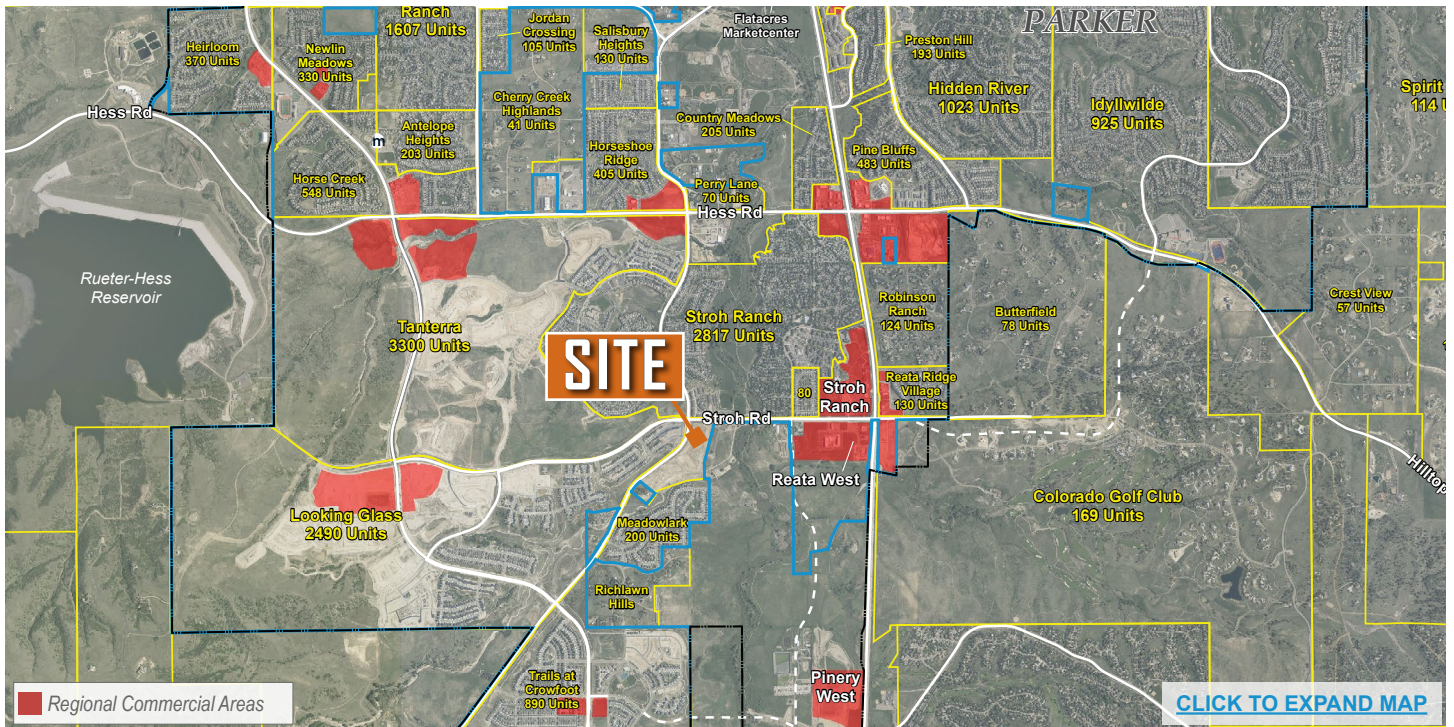
PROPERTY FEATURES

- 7.44 AC Commercial / Retail / Mixed-Use adjacent to new 312 high-quality apartments by Avalon Bay Communities.
- Updated P.D. Zoning now allows drive-thru uses and up to 10,000 SF Day Care.
- Only Commercial opportunity at major intersection provides great location for QSR, Gas-convenience, Restaurants, Bank, Medical Office and Multi-Tenant Retail.
- Surrounded by several thousand new Single-Family homes in Trails at Crowfoot, Meadowlark, Looking Glass and Anthology master-planned communities.
- Adjacent to the Stroh Ranch Soccer Park with direct access to Cherry Creek Trail.
- Finished bulk parcel delivered with all utilities available in adjacent easements, with surrounding access & public improvements complete.
- Opportunity to construct up to 31 Multi-Family Units.
- Available as full 7.44 AC parcel only, no indoor or outdoor storage uses permitted.

PROPERTY DETAILS

LOT INFORMATION	7.44 Acres m/l
PRICE	\$4,500,000.00 (\$13.89 / SF)
ZONING	P.D. Commercial / Retail / Mixed-Use
WATER / SAN	Parker Water & Sanitation
GAS / ELECTRIC	Xcel Energy / CORE
CITY / COUNTY	Parker / Douglas
FRONTAGE	620' on Stroh Road 440' on Crowfoot Valley
ACCESS	Full-Movement on Stroh Road; 3/4 Movement and R.I. / R.O. on Crowfoot Valley Road

REGIONAL RESIDENTIAL AERIAL



SITE DETAIL

