



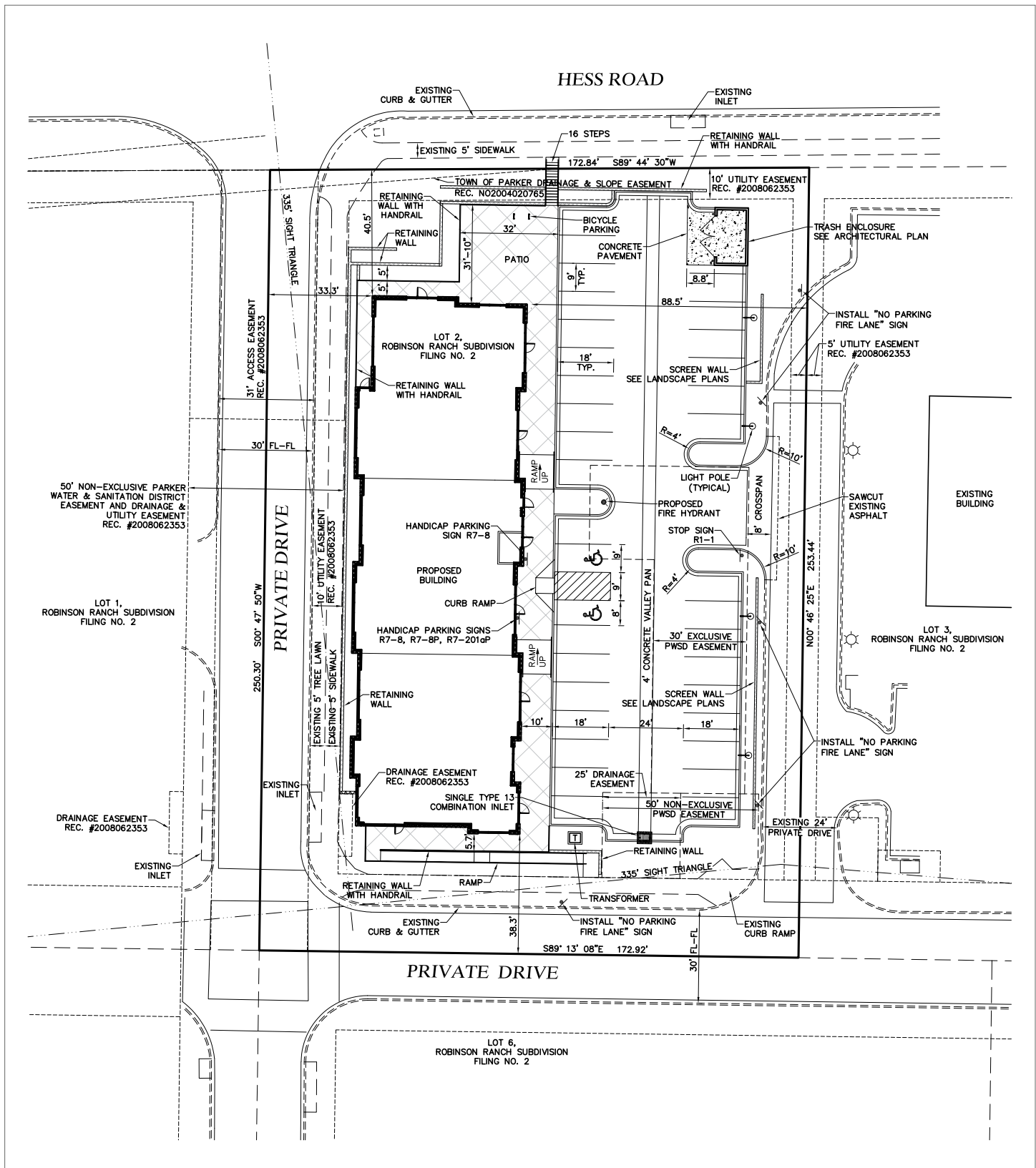
PROPERTY FEATURES

- Prime Infill Lot for Sale in Active Retail Center with National Tenants
- Pre-Approved for 6,000 SF Multi-Tenant Retail Building
- Build-Ready Finished Lot with all Public Improvements Complete & Utilities Available
- Ideal Location for Fast Food, Medical Office, or Retail
- Good Access at Signalized Intersection with Growing Traffic Counts
- Adjacent to Advance Auto Parts, Brakes Plus, 7-Eleven, Takoda Tavern, and Hurts Donuts

PROPERTY DETAILS

AVAILABLE	1.00 AC with 6,000 SF Multi-Tenant Retail Approved
SALE PRICE	\$1,000,000 (\$25.25 / SF)
PROPERTY TAXES	\$15,094.00 (2026)
ZONING	Robinson Ranch P.D. (Mixed-Use Community)
USE	Commercial
GRADING	Rough Graded / Site Plan Ready
UTILITIES	CORE / Xcel Energy
WATER / SAN	Parker Water & Sanitation District
FRONTAGE	172' on Hess Road
CITY / COUNTY	Parker / Douglas

SITE PLAN



BROKERAGE DISCLOSURE