



# MAINSTREET & JORDAN

Parker, CO

FOR SALE | GROUND LEASE | BTS



ONLY 2 LOTS LEFT!

CONTACT BROKER FOR PRICING

## HIGHLIGHTS



Dense Residential Area



Proposed uses: drive-thru, financial institutions, QSR, daycare, automotive or multi-tenant retail users



Rapidly Growing Trade Area



Traffic volume to increase by 25% by 2030 due to increased residential development



Signalized Intersection



High Incomes

1.01 - 1.39 AC  
TOTAL AVAILABLE

PD  
ZONING

**BROKERAGE DISCLOSURE**



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# PROPOSED SITE PLAN

Proposed

MAINSTREET & JORDAN



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### DEMOGRAPHICS

2022	1 Mile	3 Miles	5 Miles
Total Population	14,146	70,335	121,721
Total Daytime Population	9,548	60,961	122,625
Average HH. Income	\$173,092	\$155,604	\$153,959

ESRI 2022 Estimates

### TRAFFIC COUNTS

	*2022	**2030
Jordan Rd. North of Mainstreet	18,000 VPD	25,000 VPD
Mainstreet West of Jordan Rd.	23,000 VPD	27,000 VPD
Jordan Rd. South of Mainstreet	12,000 VPD	20,000 VPD

\* City of Parker 2022 Estimates  
\*\* City of Parker 2030 Estimates



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