



## DEVELOPMENT FOR SALE

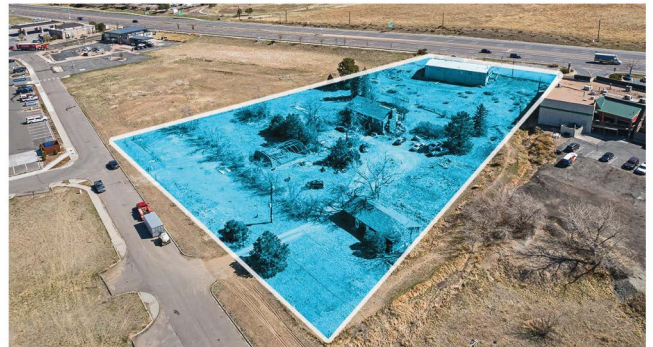
12539 N State Highway 83, Parker, CO  
& 12730 N Pine Lane St, Parker, CO

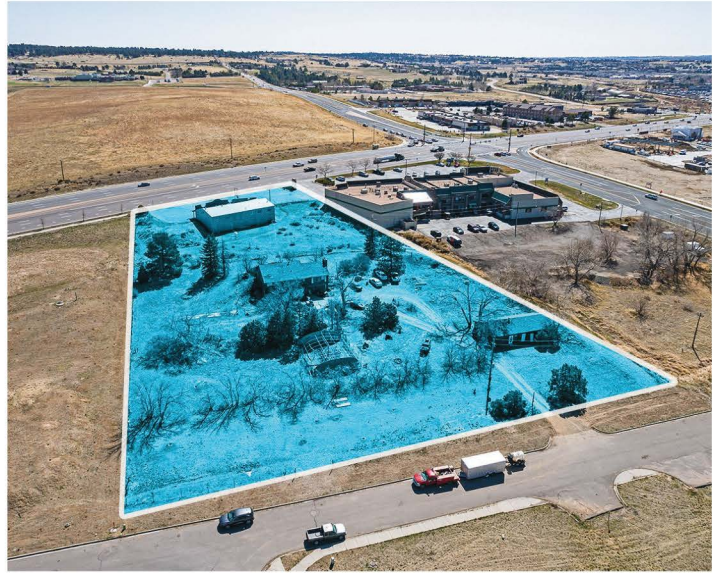
### PROPERTY DETAILS

Sales Price	\$2,800,000
Size SF:	123,710.4 SF
Size Acres:	2.84 AC
Zoning:	P.D. Commercial/Retail

2.84 acres of PRIME LAND on high traffic Parker Road and E470. This sale offers a fantastic opportunity for users, developers and investors to acquire desired commercial land.

- Across the street from Parker Adventist Hospital
- Part of growing Westcreek project featuring Spring Hill Suites Century Communities (111 units) and The Depot at 20 mile (201 apartments)





## DEMOGRAPHICS

Metric	2021	2025	2030 Forecast
Population	~61,000	~65,900	~88,700 (zip 80134)
Households	~20,000	~20,000+	—
Median Income	~\$120K (2022)	\$129K (2023)	Upward trend
Median Age	~31 yrs	36.2 yrs	—

## TRAFFIC COUNTS

Annual Average Daily Traffic Approximately 51,000 VPD on E-470

Approximately 64,000 VPD on Parker Road

## SUMMARY

- Parker is experiencing strong population growth (~2.5% annually).
- High and rising median household income (~\$130K).
- A well-rounded community with a solid mix of families and working-age adults.
- Continued growth expected into 2030 and beyond.

