

LAND FOR SALE

CHALLENGER PARK RECREATION LAND

SWC OF W. WINTERGREEN PKWY. & HAWKSBEAD DR., PARKER, CO 80134



TREVEY
COMMERCIAL
REAL ESTATE



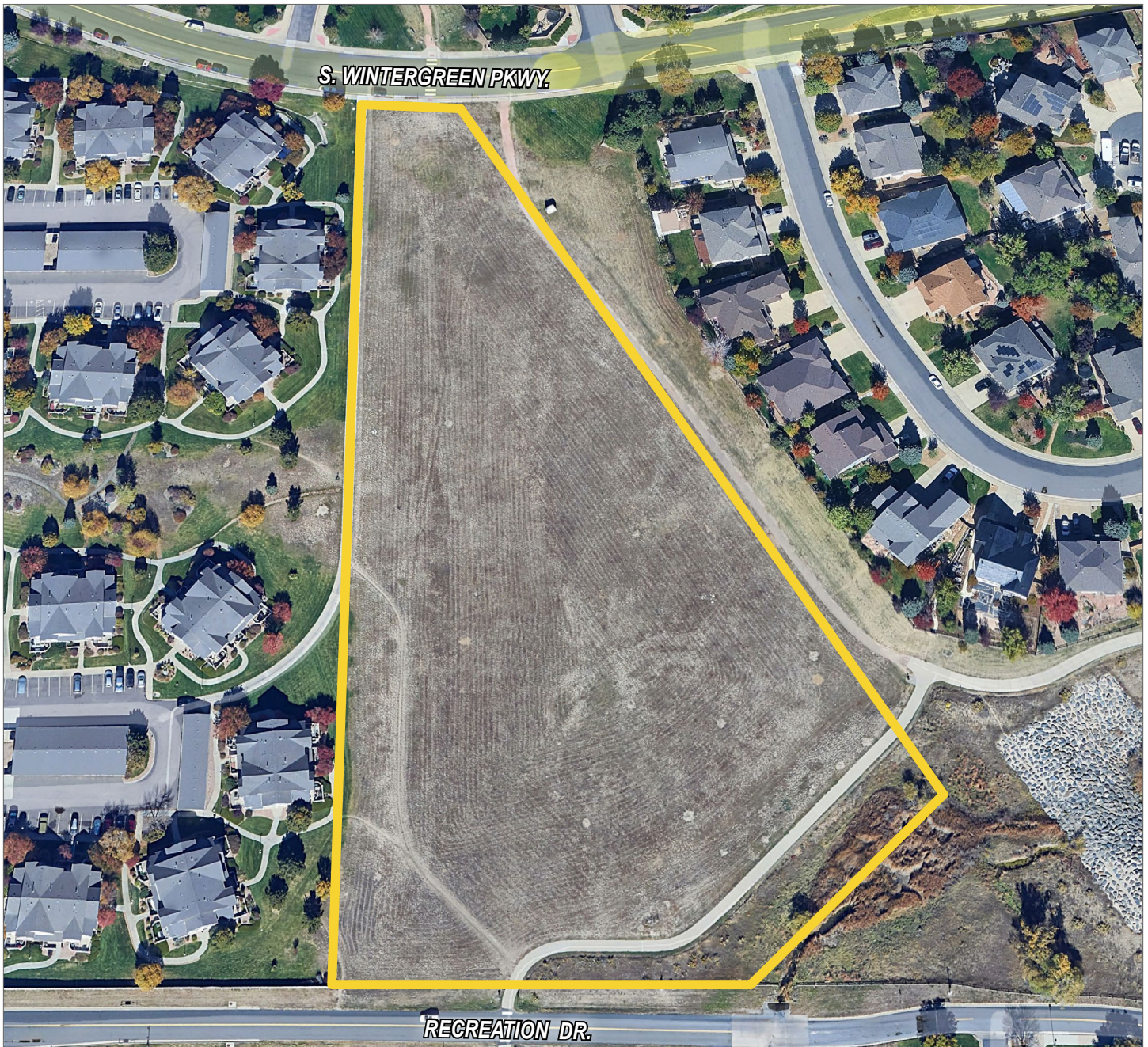
PROPERTY FEATURES

- 5.989 AC Recreation Use Land in the Town of Parker
- Open Space Zoning Eligible for Recreational, Athletic & Assembly Fields / Uses
- Excellent Access to Jordan Rd., Lincoln Ave., Parker Rd., Chambers Rd., E-470 & I-25
- Adjacent to Challenger Park and the Parker Recreation Center
- Immediate Access to Crossing at Stonegate Shopping Center anchored by King Soopers and featuring Advance Auto Parts, Cold Stone Creamery, Floyd's 99 Barbershop, Noodles & Company, OrangeTheory Fitness, Starbucks, Subway, Take 5 Car Wash, The UPS Store, 7-Eleven & Wendy's
- Includes Pedestrian Trail Improvements with Connections to Newlin Gulch Trail & Cherry Creek Trail

PROPERTY DETAILS

LAND SIZE	5.989 Acres m/l
SALE PRICE	\$1,250,000.00 (\$4.79/SF)
TAXES:	\$9,845.00 (2025)
ZONING	Planned Development
WATER / SANITATION	Parker Water & Sanitation District
GAS / ELECTRIC	Xcel / CORE
CITY / COUNTY	Parker / Douglas
ACCESS	Jordan Road, Recreation Drive, East Wintergreen Parkway

SITE AERIAL



DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	52,569	\$133,199	\$541,172
5 Mile	163,750	\$141,615	\$632,591
10 Mile	640,675	\$140,033	\$598,164

PARKER MARKET SERVICE AREA

- Parker, CO consists of two zip codes (80134 & 80138) delivering **±111,000 Residents**.
- 80134 is the **#1 Most Populous Zip Code** in the State of Colorado out of 513 Zip Codes.

TRAFFIC COUNTS

Vehicles Per Day (VPD)

- Approx. 22,000 VPD at Jordan Rd. & Wintergreen Pkwy.
- Approx. 35,000 VPD at Lincoln Ave. & Village Center Dr.
- Approx. 40,000 VPD at Jordan Rd. & Lincoln Ave.



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[CLICK HERE TO DOWNLOAD CREC BROKERAGE DISCLOSURE](#)

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