

BUILD READY CUSTOM HOME LOTS FOR SALE IN BULK HILLTOP SUBDIVISION

NEC HILLTOP RD. & C.R. 158, PARKER, CO 80134



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REAL ESTATE



PROPERTY FEATURES

- Build Ready Custom Home Lots for Sale in Bulk
- Three (3) Purchase Options (See Reverse)
- Prime Residential Development in Douglas County
- Completed Homes Ranging in Value from \$1.0M - \$1.4M
- Lots Feature Expansive Views of the Front Range
- Easy Access to Parker, Elizabeth & Aurora

PROPERTY DETAILS

LAND SIZE	16 Residential Lots (See Reverse)
PRICE	\$1,200,000 - \$2,200,000
ZONING	Residential
WATER / SAN	Well / Septic
GAS / ELECTRIC	Black Hills / CORE
CITY / COUNTY	Parker / Douglas
ACCESS	Hilltop Rd. (2 Points)

DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	8,028	\$182,000	\$752,096
5 Mile	65,128	\$157,901	\$662,456
10 Mile	284,186	\$154,951	\$656,030

*2029 Projected Population

PARKER MARKET SERVICE AREA

- Parker, CO consists of two zip codes (80134 & 80138) delivering **±107,434 Residents**.
- 80134 is the **2nd Most Populous Zip Code** in the State of Colorado out of 513 Zip Codes.

TRAFFIC COUNTS

Vehicles Per Day (VPD)

- Approx. 8,700 VPD at Hilltop Rd. & Flintwood Rd.
- Approx. 10,000 VPD at Hilltop Rd. & Singing Hills Rd.
- Approx. 14,000 VPD along Hilltop Rd. / Flintwood Rd.

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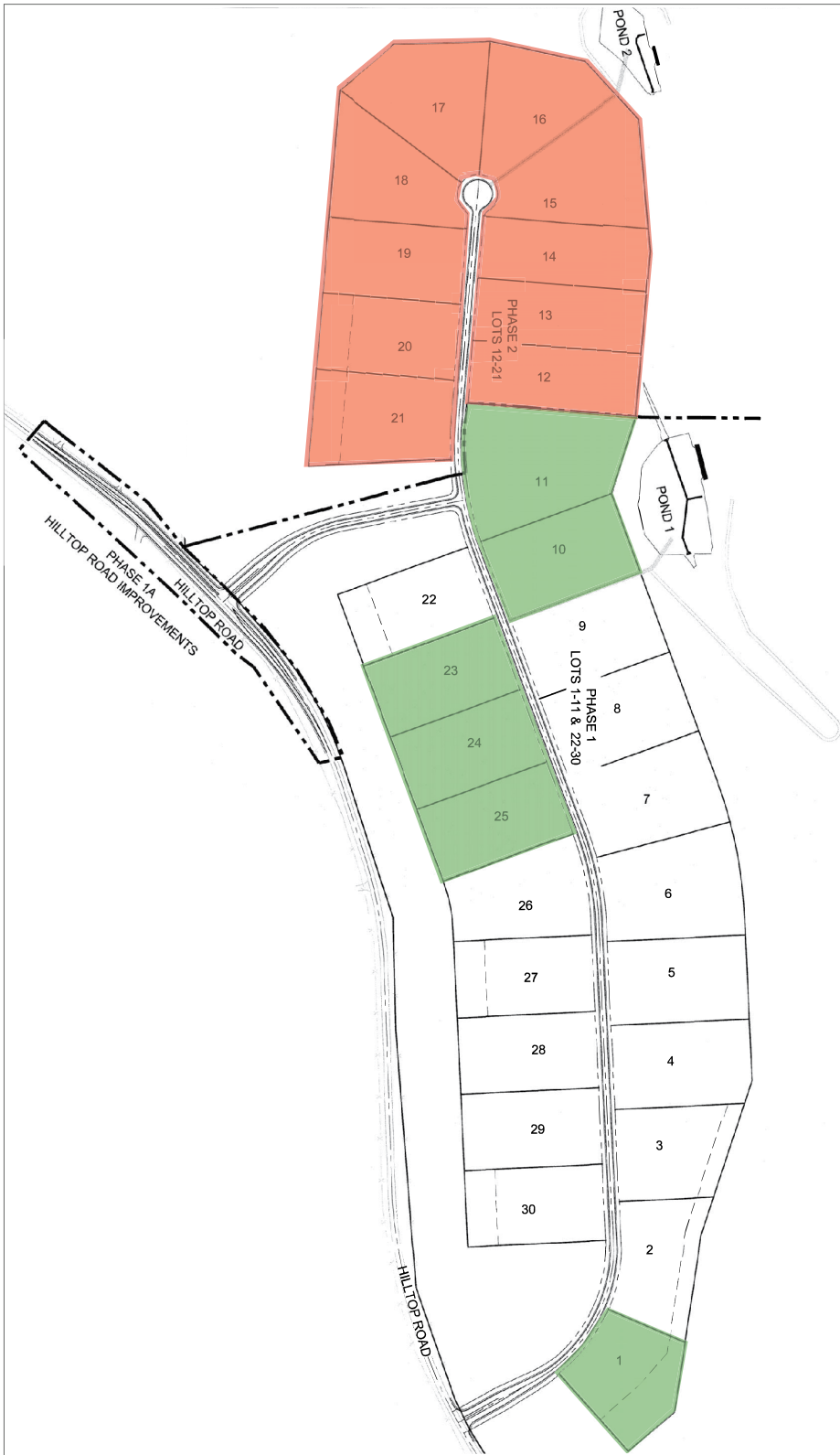
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SUBDIVISION PLAT



PURCHASE OPTIONS

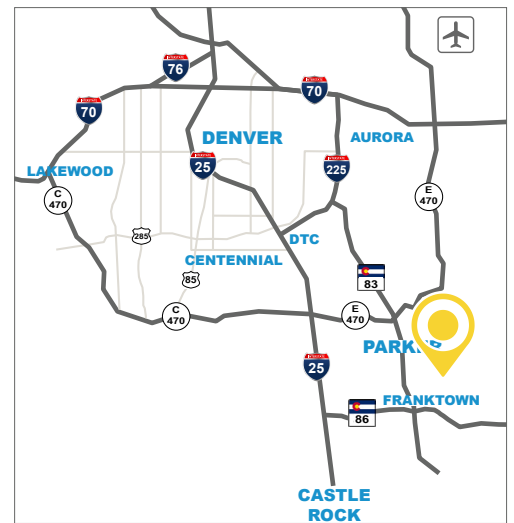
LOTS	AC	PRICE
Group 1	17.197	\$1,200,000
Group 2	27.808	\$1,700,000
Groups 1 & 2	45.005	\$2,200,000

GROUP # 1 (6 Lots)

LOT #	SIZE (AC)
Lot 1	2.511
Lot 10	2.842
Lot 11	4.095
Lot 23	2.583
Lot 24	2.583
Lot 25	2.583
	17.197

GROUP # 2 (10 Lots)

LOT #	SIZE (AC)
Lot 12	2.588
Lot 13	2.588
Lot 14	2.578
Lot 15	3.259
Lot 16	2.701
Lot 17	3.198
Lot 18	2.753
Lot 19	2.583
Lot 20	2.583
Lot 21	2.977
	27.808



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