

COMMERCIAL LAND FOR SALE

NWC LINCOLN & PINE

NWC LINCOLN AVE. & PINE DR., PARKER, CO 80138



SITE

IDEAL SITE FOR:

- Medical Office
- Skilled Care Facility
- Gas / Convenience
- Neighborhood Retail
- Daycare
- Automotive Services
- Church
- Private School
- Veterinarian

PROPERTY FEATURES

- Seller Open to Joint Venture for Development
- North Pine Drive Approved to be Widened
- 3 Potential Entry Points
- Property Grade Relatively Level with Good Visibility from both Lincoln Ave. & Pine Dr.
- Surrounded by Established & Growing Residential Development
- Strong Traffic Counts at 12,800 VPD
- 600' of Frontage Along Pine Drive
- No Other Commercial Development at this Corner Provides an Excellent Opportunity for Development
- 0.7 Miles from Parker Rd., 1.6 Miles from Parker Adventist Hospital and 2.0 Miles from E-470

PROPERTY DETAILS

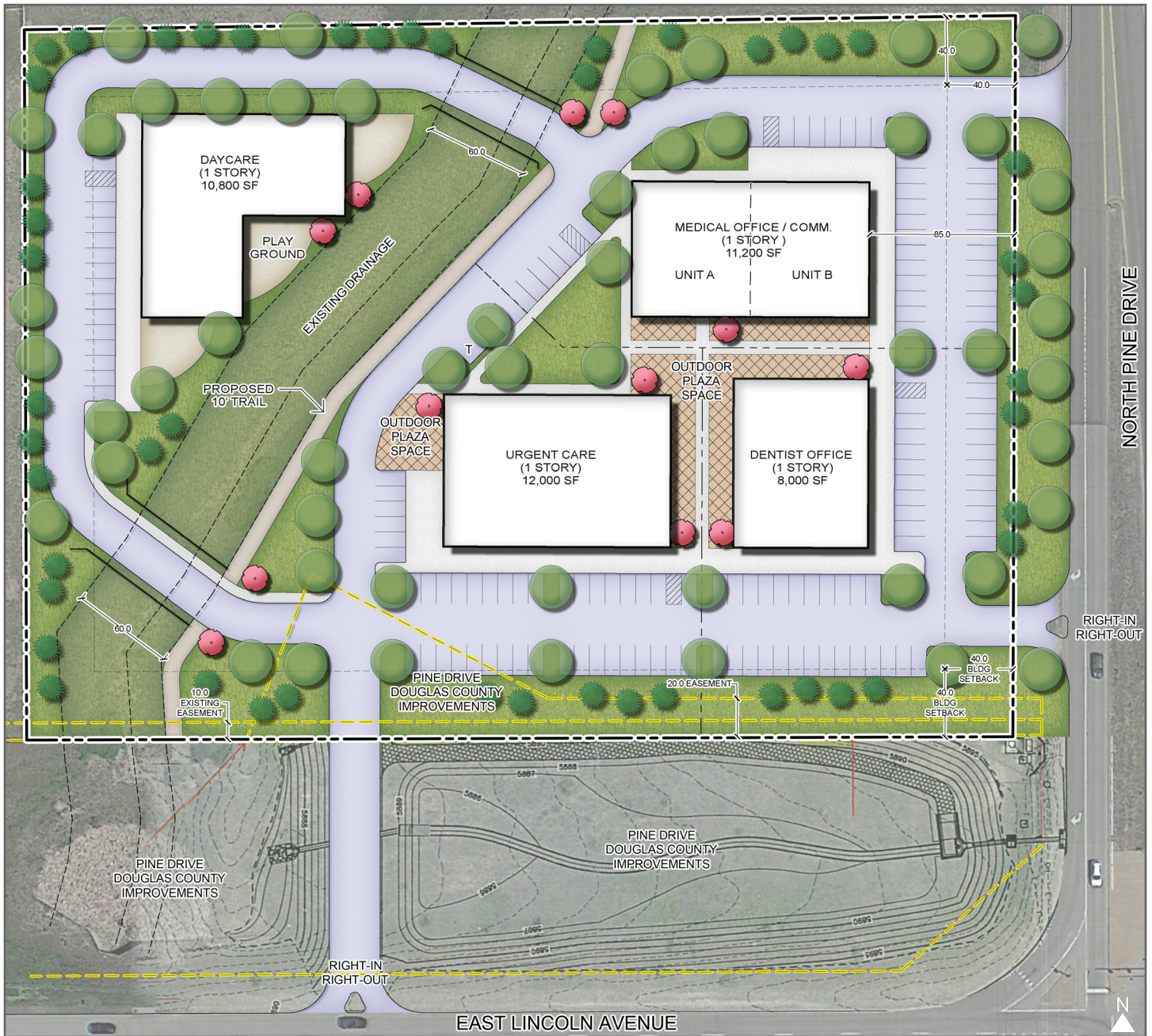
LAND SIZE	±5.73 AC m/l
PRICE	\$2,000,000.00 (\$8.01 / SF)
ZONING	<ul style="list-style-type: none"> • Rural Residential (Potential Commercial) • Master Plan Calls for Neighborhood Center
FRONTAGE	600' on Lincoln Ave.
WATER / SAN	Parker Water & Sanitation
GAS / ELECTRIC	CORE / Xcel Energy
CITY / COUNTY	Parker / Douglas

TREVEY COMMERCIAL
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CONCEPTUAL SITE PLAN



DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	24,220	\$107,259	\$416,327
5 Mile	148,999	\$140,144	\$481,803
10 Mile	510,524	\$136,350	\$467,373

*2028 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. 17,000 VPD on Pine Dr.
- Approx. 31,000 VPD on Lincoln Ave.
- Approx. 69,000 VPD on Parker Rd.



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