

BUILD READY LOTS FOR SALE, LEASE & BUILD TO SUIT



DRANSFELDT BUSINESS PARK PARKER, CO 80134

HIGHLIGHTS

- The Lot is located just south of Lincoln Avenue on Dransfeldt Road adjacent to the Parker Police Station and surrounded by numerous businesses and in close proximity to residential neighborhoods.
- 30 Minutes to Denver International Airport and 30 Minutes to Downtown Denver.
- Easy access to and from Lincoln Avenue, Parker Road and C-470.
- *Outdoor Storage Allowed*

ZONING: COMMERCIAL/LIGHT INDUSTRIAL/RETAIL

- Restaurants & Fast Food with drive-thru
- Gas Stations, Car Wash & Detail Shops
- Auto Parts & Tire Sales, Vehicle Sales & Service
- Furniture & Home Furnishings Sales
- Professional Office / Flex Office
- Medical Office & Urgent Care Facilities
- Day Care Centers / Early Learning Centers
- Manufacturing / Distribution / R&D
- **And Much More!!!**

SALE PRICE

Lot 1 - 1.31 Acres

\$1,084,000.00
\$19.00 psf

COUNTY:

DOUGLAS

CITY:

PARKER

ANNUAL CAM:

\$0.02916 per square foot

WATER/SEWER:

PARKER WATER & SANITATION

UTILITIES:

IREA & XCEL ENERGY

**FOR MORE INFORMATION, PLEASE CALL:
Office - 303-692-1816**

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learn more at www.JohnProppCommercial.com



DRANSFELDT BUSINESS PARK

PARKER, CO 80134



POPULATION	1 Mile	3 Mile	5 mile
2010 Census	6,572	53,547	91,695
2022 Estimate	9,633	76,405	129,521
2027 Projection	11,246	88,950	147,926

HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2010 Census	2,569	19,111	33,630
2022 Estimate	3,817	27,297	47,926
2027 Projection	4,465	31,807	54,772

HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
Average	\$ 98,388	\$ 135,015	\$ 137,561

TRAFFIC COUNTS - Vehicles Per Day			
DRANSFELDT	13,000	LINCOLN AVE.	28,000

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

