

DEVELOPMENT LAND FOR SALE

PARKER & HESS DEVELOPMENT

8752 N. STATE HIGHWAY 83, PARKER, CO 80134



TREVEY
COMMERCIAL
REAL ESTATE



PROPERTY FEATURES

- Annexation Opportunity into the Town of Parker
- Currently Zoned Agricultural (*Currently Operating as an Equestrian Center*); Eligible for Mixed-Use Community Zoning Upon Annexation
- Wide Range of Uses Possible (**Self Storage and RV / Boat Storage NOT Permitted**)
- Excellent Front Range Views
- Quick Access to Parker Road at Growing Intersection

PROPERTY DETAILS

SITE SIZE	4.739 AC
SALE PRICE	\$3,500,000.00
TAXES	\$6,077.00 (2024)
WATER / SAN	Well / Septic
GAS / ELECTRIC	Xcel Energy / CORE
CITY / COUNTY	Parker / Douglas

DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	28,558	\$150,439	\$596,109
5 Mile	121,877	\$155,855	\$646,225
10 Mile	449,184	\$153,428	\$644,142

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. 10,000 VPD at Hilltop Rd. at Hess Rd.
- Approx. 39,000 VPD at Hwy. 83 & Hess Rd.
- Approx. 69,000 VPD along Parker Rd. (Hwy. 83)

TREVEY COMMERCIAL

10510 Dransfeldt Rd, Suite 100
Parker, Colorado 80134
303-841-1400 | www.trevey.com

TOMMY DAHER

Associate Broker
tommy@trevey.com
C: 303-916-8231

MITCH TREVEY

Managing Director
mitch@trevey.com
C: 303-619-7192

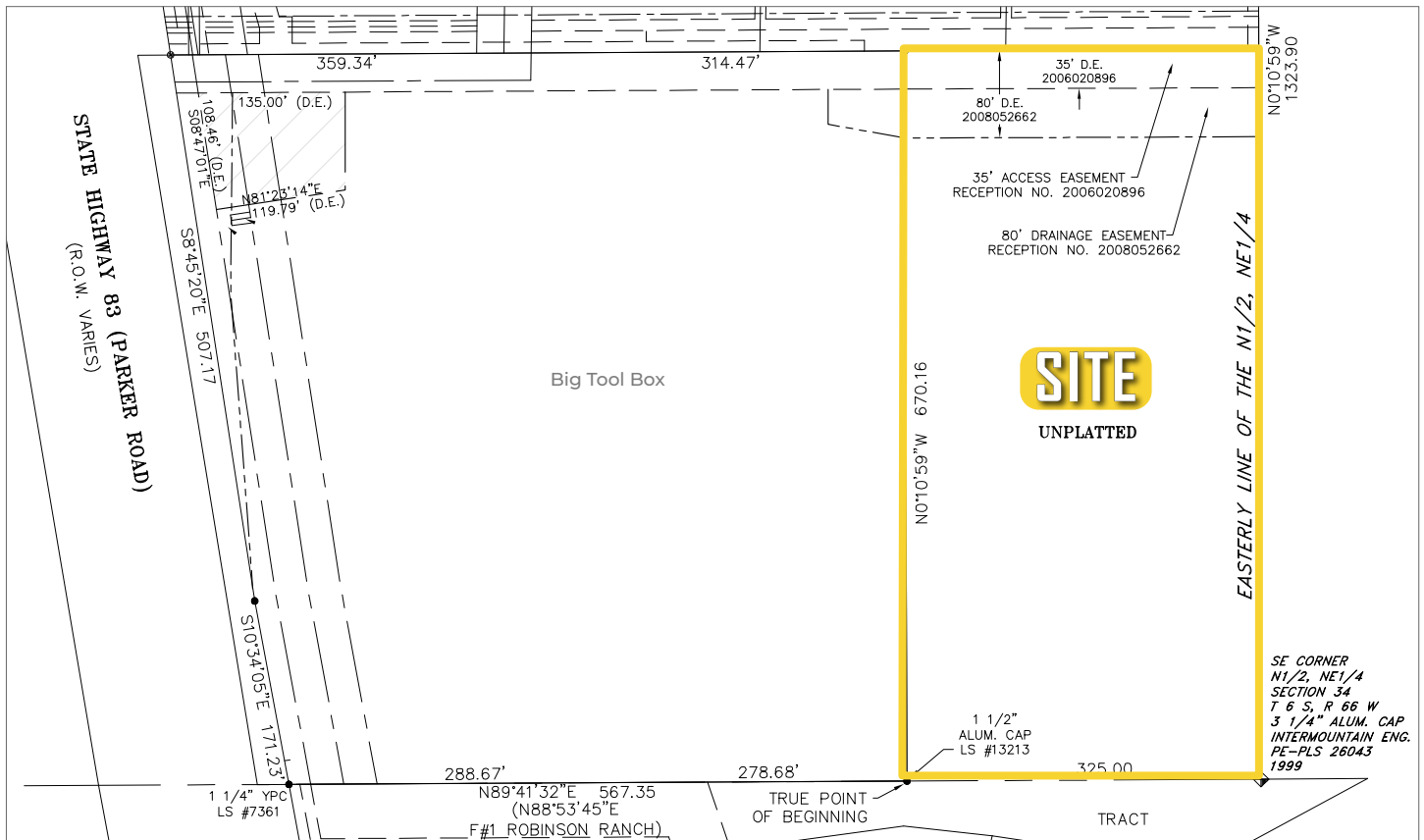
PRIME DEVELOPMENT SITE FOR SALE

4.739 AC

8752 N. SH 83, PARKER, CO



SITE SURVEY



TREVEY
COMMERCIAL
REAL ESTATE

TREVEY COMMERCIAL
10510 Dransfeldt Rd, Suite 100
Parker, Colorado 80134
303-841-1400 | www.trevey.com

TOMMY DAHER
Associate Broker
tommy@trevey.com
C: 303-916-8231

MITCH TREVEY
Managing Director
mitch@trevey.com
C: 303-619-7192

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

Information contained herein, while not guaranteed, is from sources believed reliable. Price, terms and information subject to change.
Please call to confirm current property status and accuracy of information contained herein.