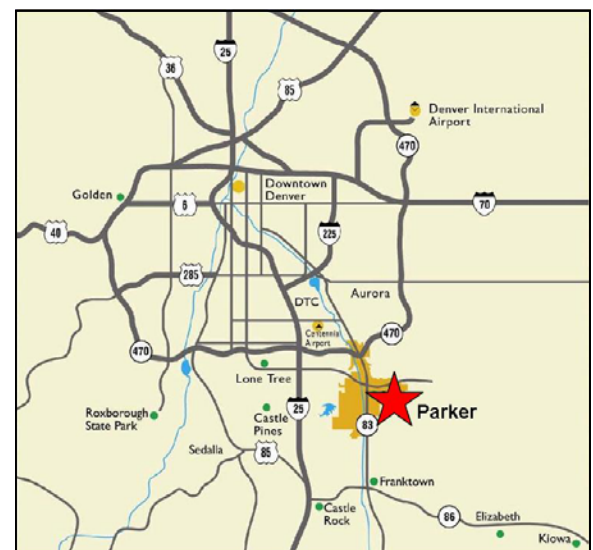


## Property Features

- Excellent location on “going to work” side for gas / convenience and smaller neighborhood retail development
- Property lies in the “E-470 Corridor” design area of the Town of Parker’s Master Plan, allowing for higher intensity uses including retail and service centers, office, multi-family, convenience, light industrial, lodging and senior housing
- Fully signalized intersection in growing market with strong demographics and traffic counts
- All utilities are to the site and all public improvements in place
- Excellent connectivity to the adjacent subdivisions with mix of higher density multi-family and single family homes

## Property Details

<b>City / County:</b>	Parker / Douglas
<b>Property Size:</b>	6.8 Acres
<b>Zoning:</b>	Commercial / Mixed Use (E-470 Corridor Zoning)
<b>Pricing:</b>	\$2,962,080.00 (\$10.00 p.s.f.)
<b>Water / Sewer:</b>	Parker Water and Sanitation District
<b>Access:</b>	Pine Drive and Jordan Road (fully signalized)
<b>Frontage:</b>	Approx. 1250’ on Pine Lane Approx. 350’ on Jordan Road.





Land and Commercial Property

303-841-1400  
www.trevey.com

# 6.8 Ac. Commercial / Mixed Use Corner Site

NEC Jordan Road and Pine Drive Parker, CO

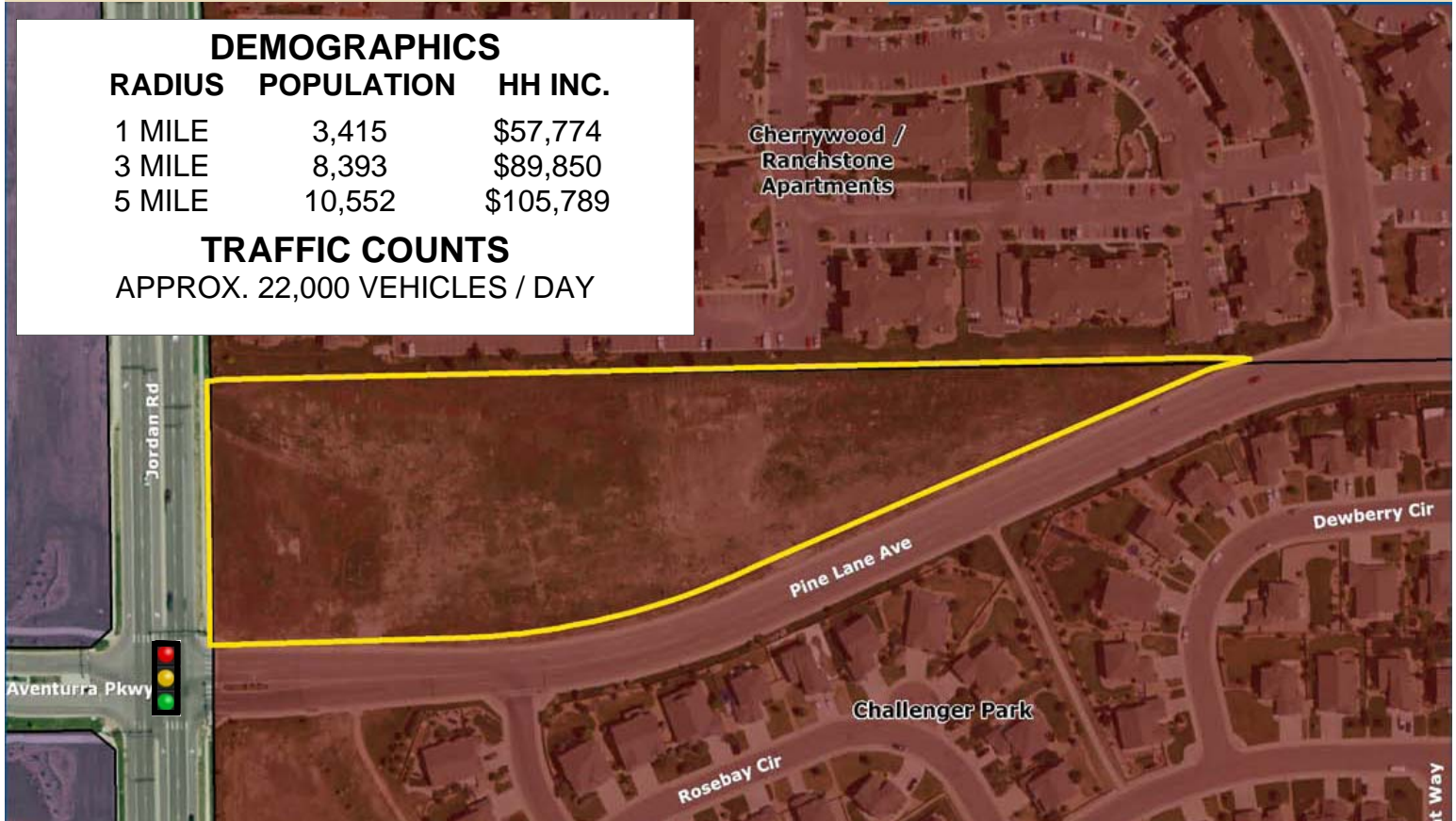
Land for Sale

## DEMOGRAPHICS

RADIUS	POPULATION	HH INC.
1 MILE	3,415	\$57,774
3 MILE	8,393	\$89,850
5 MILE	10,552	\$105,789

## TRAFFIC COUNTS

APPROX. 22,000 VEHICLES / DAY



## E-470 Corridor Land Use Plan Town of Parker Comprehensive Master Plan 2025

Primary uses appropriate along the E-470 corridor include: employment centers (which include professional and corporate offices and light industrial uses); regional retail and service centers; a hospital; and a higher educational campus. These primary uses attract a variety of complementary uses, such as business and personal services; convenience retail; child care; restaurants lodging; and medical complexes, including services and housing for the elderly and those with special needs.

Regional type uses as permitted within the E-470 corridor are dependent not only upon access to a regional transportation network, but also on the availability and proximity of housing for employees. Given this, higher density residential development is encouraged within this Character area. Ideally, this residential element will be provided within a mixed-use development that incorporates a commercial / employment component.

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