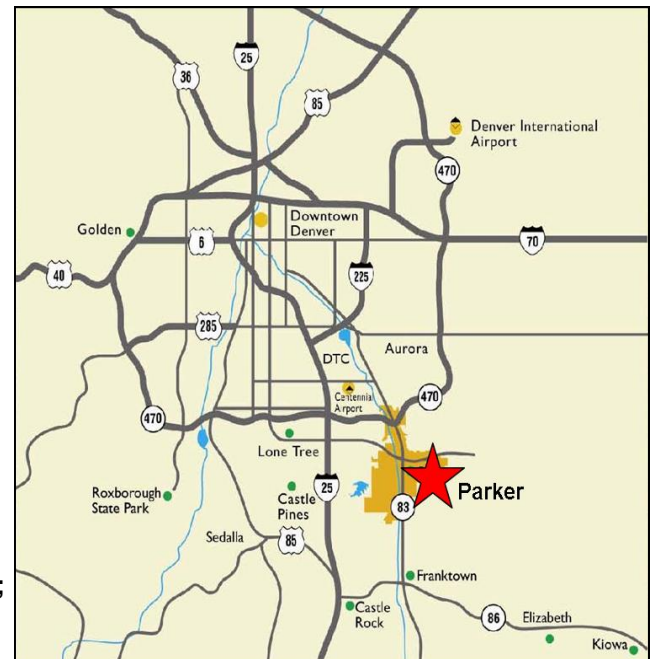
**Property Features**

- Finished site is fully improved and graded with excellent visibility and access from road frontage on three sides.
- Excellent mixed-use development site
- Adjacent property to the North is being developed for retail pad sites, multi-tenant retail buildings and office buildings.
- Only other commercial corner at this intersection (SEC Jordan and Main) has been finished and includes a neighborhood retail center, gas / convenience store and medical office building.

**Property Details**

<b>City / County:</b>	<b>Parker / Douglas</b>
<b>Property Size:</b>	<b>5.23 Acres m/l</b>
<b>Zoning:</b>	<b>Commercial / Retail (P.D. Zoning)</b>
<b>Pricing:</b>	<b>\$2,222,000.00 (\$9.75 p.s.f.)</b>
<b>Water / Sewer:</b>	<b>Parker Water and Sanitation District</b>
<b>Access:</b>	<b>Jordan Road / Auburn Hills Drive / Auburn Hills Place</b>
<b>Frontage:</b>	<b>780' on Jordan Road; 600' on Auburn Hills Drive; 385' on Auburn Hills Place</b>





Land and Commercial Property

303-841-1400  
www.trevey.com

# Prime 5.2 Ac. Mixed Use Corner Site For Sale / Ground Lease / Build to Suit

SWC Mainstreet and Jordan Road Parker, CO

Land for Sale



## DEMOGRAPHICS

RADIUS	POPULATION	HH INC.
1 MILE	7,496	\$86,383
3 MILE	9,311	\$88,248
5 MILE	12,587	\$105,789

## TRAFFIC COUNTS

AVERAGE ANNUAL DAILY TRAFFIC  
APPROX. 22,000 VEHICLES / DAY

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