



Land and Commercial Property

303-841-1400
www.trevey.com

Stroh Ranch Business Circle / Commercial Lots

NWC Parker Road and Stroh Road, Parker, CO

Land for Sale

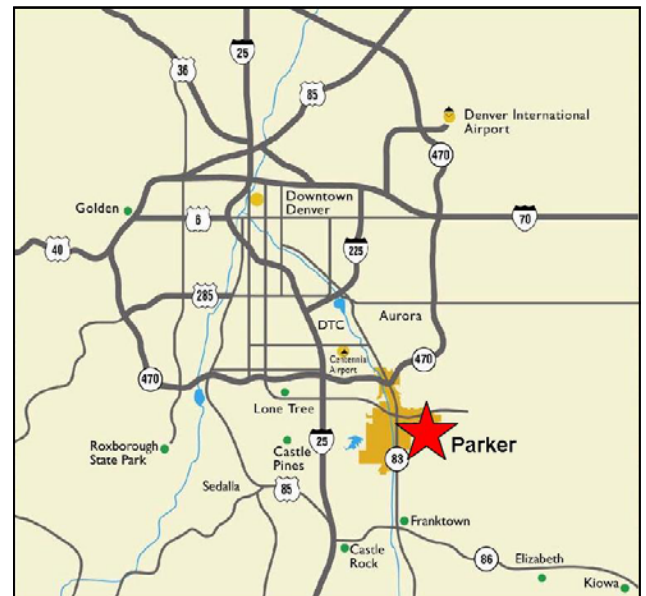


Property Features

- Excellent highway frontage and visibility with strong traffic counts and the highest demographics in the Parker Area.
- Excellent commercial location for retail services to Stroh Ranch, Anthology, Pradera, Colorado Golf Club, the Pinery and the Timbers.
- Current tenants include King Soopers, Carl's Junior, Curves, Subway, La-Z-Boy, Comfort Dental, Cost Cutters, Bank of Choice and Comfort Dental.
- Fully finished and site-plan ready lots with all offsite and public improvements constructed and utilities stubbed to the lot lines.
- Stroh Ranch Business Circle Planned Development allows for full range of retail, commercial, and office uses.

Property Details

- City / County:** Parker / Douglas
- Property Size:** Lots ranging from 1 to 4 acres each
- Zoning:** Commercial / Retail (P.D. Zoning)
- Pricing:** From \$10.00 to \$19.00 p.s.f.
- Water / Sewer:** Pinery Water and Sanitation District
- Access:** Parker Road, Stroh Road, and J. Morgan Blvd.
- Frontage:** Various frontage opportunities on Parker Road



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Land and Commercial Property
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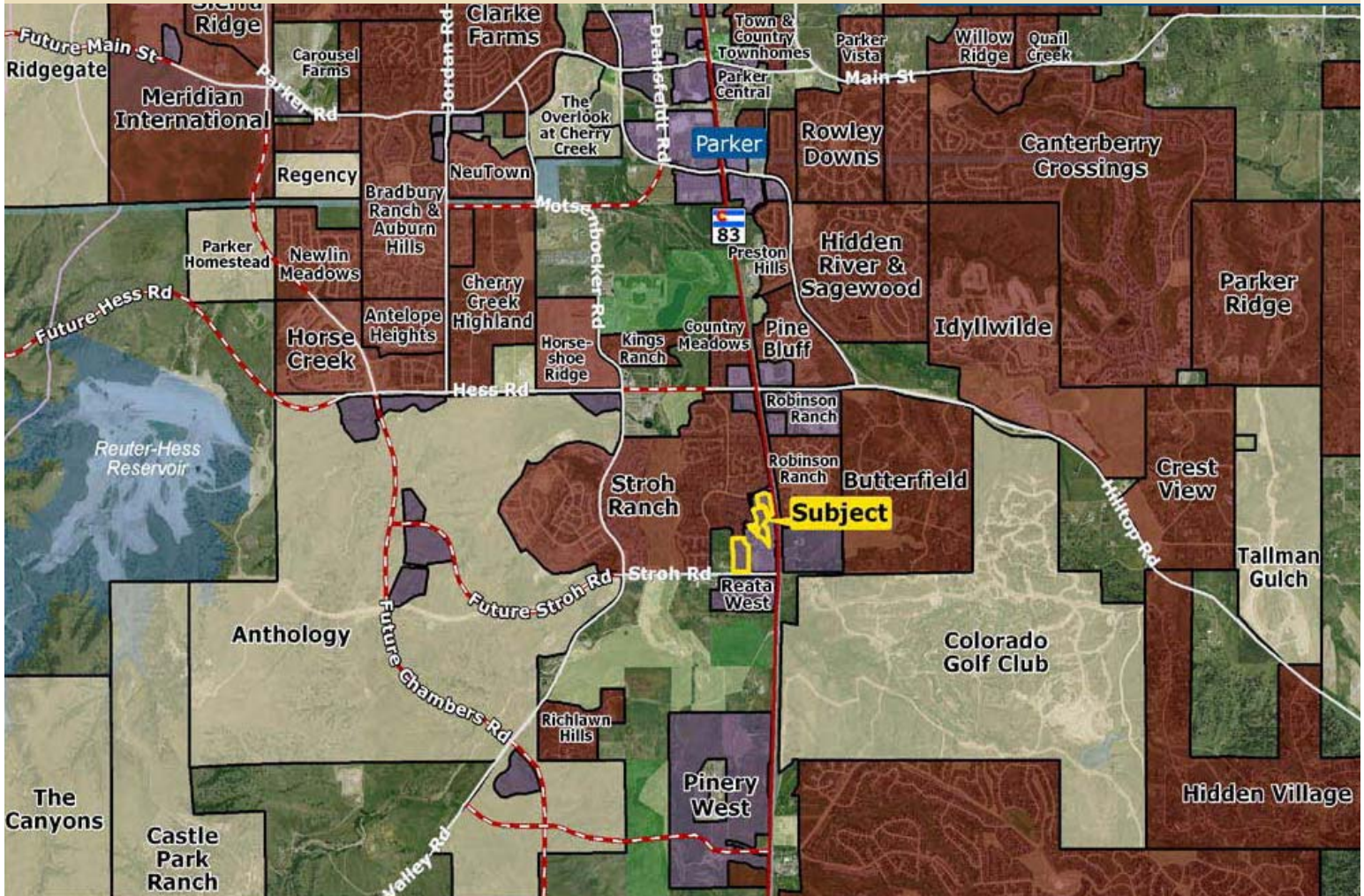
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DEMOGRAPHICS

RADIUS	POPULATION	HH INC.
1 MILE	6,438	\$77,012
3 MILE	10,552	\$86,022
5 MILE	10,994	\$106,099

TRAFFIC COUNTS

AVERAGE ANNUAL DAILY TRAFFIC
APPROX. 43,000 VEHICLES / DAY

Lot	Acres	SqFt	Price / SqFt	Price
1 (a)	3.97	172,821	\$10	\$1,172,210
1 (b)	1.68	73,094	\$12	\$887,128
2	1.43	62,196	\$15	\$932,940
3	1.94	84,630	\$17	\$1,438,710
4	1.04	45,160	\$19	\$858,040
5	1.22	53,448	\$10	\$534,480
7	0.96	42,253	\$11	\$464,783
9	2.88	125,279	\$10	\$1,252,790
10	1.49	64,904	\$13	\$843,752
11	1.48	64,512	\$16	\$1,032,192
12	1.06	46,174	\$18	\$831,132
13	1.05	46,043	\$18	\$828,774
14	1.48	64,556	\$16	\$1,032,896
15	1.43	62,204	\$13	\$808,652

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