



10203 SOUTH PARKER ROAD PARKER, COLORADO 80134

!! Exceptional Development Opportunity !!

This 2.05 Acre land parcel is zoned and suitable for Commercial Re-Development.

This "diamond-in-the-rough," in-fill land parcel has escaped development since 1973 when it first began operating as the Parker Feed Store, which continues to operate to this day.

LOT SIZE: 2.05 Acres
 DIMENSIONS: 345' X 256' (approximate)
 Rectangular
 PARCEL NUMBERS: 2233-152-04-014
 2233-152-04-062
 PROPERTY TAXES: \$30,394.00 (2023 estimate)
 ZONING: Progress Lane PD, Area P3
 Commercial & Business
 CURB CUTS Two on State Highway 83
 TOPOGRAPHY: Sloping East to West

BUILDING 1: 4,300 sq.ft. retail building
 BUILDING 2: 4,696 sq.ft. Metal Storage building
 BUILDING 3: 4 Bay self serve auto wash
 UTILITIES:
 Water/Sewer: Parker Water & Sanitation
 1" tap to Auto Wash
 3/4" tap to retail building
 Gas: Xcel
 Electric: CORE Electric

PLEASE DO NOT DISTURB THE TENANT

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Greenwood Village, CO 80111

learn more at www.JohnProppCommercial.com



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PLEASE CLICK ON THE LINKS BELOW

For additional information from the City of Parker:

[Progress Lane Area Development Guide](#)

[Commercial Zoning](#)

[Business Zoning](#)

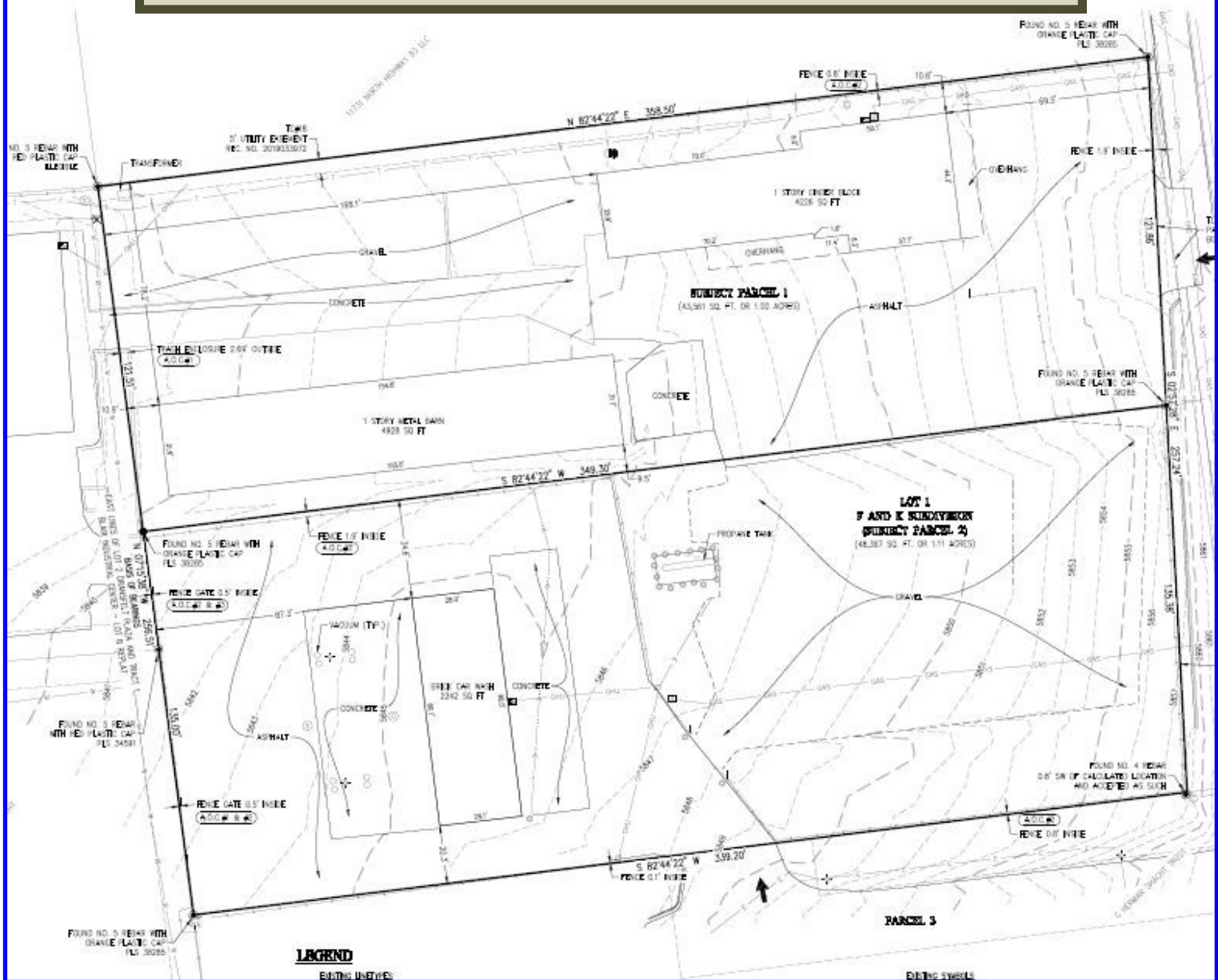
[Development Assistance Information](#)

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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.

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OCTOBER 2022 ALTA SURVEY WITH TOPOGRAPHIES



DEMOGRAPHICS (2023 est.)

<u>Radius</u>	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Population	5924	71,872	134,835
Households	2,451	25,795	49,889
Median Income	\$80,097	\$116,710	\$118,054

Please DO NOT APPROACH PROPERTY it is a PRIVATE & SECURED facility

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