

LAND FOR SALE

\$1,500,000.00

\$16.79 psf



**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: Two Parcels totaling
2.05 Acres (89,298 sq ft)

DIMENSIONS: 345' X 256'
(approximate) Rectangular

PARCEL NUMBERS: 2233-152-04-014
2233-152-04-062

PROPERTY TAXES: \$13,944.00
\$17,133.00
(2023 estimate)

ZONING: Progress Lane PD, Area P3
Commercial & Business Uses

CURB CUTS: Two on State Highway 83

TOPOGRAPHY: Sloping East to West

UTILITIES:
Water/Sewer: Parker Water & Sanitation
1" tap and 3/4" tap

Gas: Xcel

Electric: CORE Electric

PLEASE DO NOT DISTURB THE TENANT

John V. Propp, CCIM
303-692-1816

John@JohnProppCommercial.com
6565 S. Dayton St., Suite 3000
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](#)

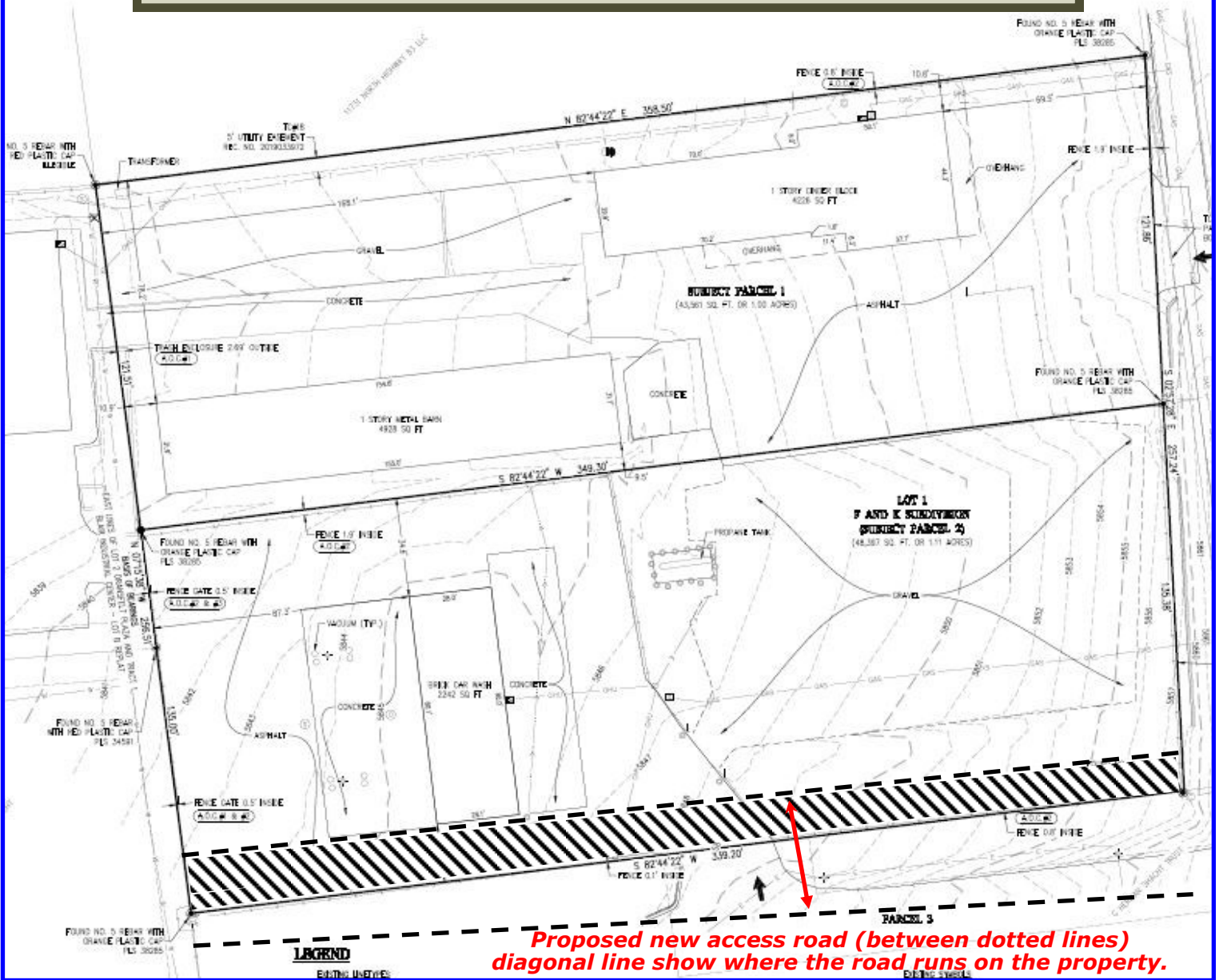
Income During Development: Seller ok to rent back after closing for +/- 12 months.

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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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