



OFFICE INDUSTRIAL RETAIL INVESTMENTS



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Development Land on Hilltop Road

8717 Hilltop Road, Parker, Colorado 80134



Currently located in unincorporated Douglas County, this parcel is projected for low to medium density residential use if annexed into the City of Parker. Offering panoramic western views, this 17-acre site also features open space with meadows and trees. The adjacent 12-acre Tallman Meadow Park (*shown on the back*) offers more open space as well as picnic areas, sports fields and meandering trails.

Although much of the property is quietly located well below street level, it still offers excellent signage along some 900 feet of frontage on Hilltop Road with its daily traffic count of about 20,000 vehicles per day. Importantly, the parcel currently has two access points including one full-access point at the main entrance. The site is conveniently located with quick access to Legend High School (½ mile), new and planned retail (1 mile) and downtown Parker (2 miles).



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**Contact Broker
for price**

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Demographics

Population:

- 3 mile – 41,000
- 5 mile - 87,000

Avg HH Income:

- 3 mile - \$128,000
- 5 mile - \$132,000

Med Home Value:

- 1 mile - \$452,000
- 3 mile – \$405,000
- 5 mile - \$417,000