



OFFICE INDUSTRIAL RETAIL INVESTMENTS



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## 5.73 Acres Near Parker For Sale

Lincoln Ave. & Pine Dr., Parker, CO



### PROPERTY FEATURES

<b>Lot Size:</b>	5.73± Acres
<b>City/County:</b>	Parker / Douglas
<b>Gas/Elec.</b>	IREA / Xcel Energy
<b>Water/San.:</b>	Parker Water & Sanitation
<b>Zoning:</b>	Rural Residential (Douglas County)
<b>Assessor #:</b>	R0101573
<b>FOR SALE:</b>	\$1,495,000 (approx. \$6/sf)

Located only 0.7± miles from Parker Rd., 1.6± miles from Parker Adventist Hospital and 2 miles from E-470, this 5.73± acre parcel awaits your development. This is the only planned commercial corner at this intersection. Property grade is relatively level with good visibility. Great location for medical office, skilled care facility, multi-family, gas/convenience, neighborhood retail, day-care, automotive services, church, private school or veterinarian. Currently located within a future Medium Density residential zoning with a neighborhood center overlay. Strong demographics. (Co-listed with Tom Kaufman, Dunton Commercial Real Estate)



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## Town of Parker Master Plan

### Land Use Definition for Subject

Neighborhood Centers should be planned to serve the basic needs of the surrounding residents. Typical uses within Neighborhood Centers include convenient retail and personal/business services, generally anchored by a grocery store. Other compatible uses such as small offices, recreational uses and restaurants are also permitted. Generally the Gross Leasable Area (GLA) for the commercial/office components within Neighborhood Centers range from 50,000 to 250,000 square feet. Higher density residential is appropriate in these Centers as a transition between less intense residential areas and non-residential areas when developed as part of a mixed-use development and/or when the design encourages residents to walk or bicycle to obtain goods and services. Massing and scale of higher density residential development shall respect the scale and massing of adjoining land uses and shall reflect an integrated neighborhood feel. Typical garden level apartment designs are not appropriate.

### DEMOGRAPHICS (source: Allocate Data 2017)

	1 mile	3 miles	5 miles
Population	1,820	57,706	124,974
Ave. HH Income	\$97,018	\$117,519	\$120,721
Employees:	3,917	21,169	45,049
Businesses:	458	2,442	4,301

### TRAFFIC COUNTS (CDOT; DRCOG)

On Parker Rd. north of Lincoln Ave.	53,000 vpd
On Parker Rd. north of Mainstreet	47,000 vpd
On Lincoln Ave. west of Parker Rd:	29,628 vpd
On Lincoln Ave. east of Parker Rd.:	15,784 vpd

