PRICE REDUCED! MOTIVATED SELLER!

NWC Lincoln Ave. and Pine Dr.. Parker. CO 80138

FOR SALE



PROPERTY DESCRIPTION

MOTIVATED SELLER!

5.73 Acres available near Parker - only corner to be developed as commercial at this intersection.

PROPERTY HIGHLIGHTS

- Access from both Pine Drive and Lincoln Avenue are available
- Great visibility to Lincoln Avenue
- High traffic neighborhood area
- Open to retail and residential uses
- Located within a future Medium Density residential zoning with a neighborhood center overlay
- Currently vacant land and used as rural residential
- Adjacent to Town of Parker

OFFERING SUMMARY

Sale Price: Lot Size: Price / SF:		\$1,185,594 5.73 Acres \$4.75					
				DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
				Total Population	1,820	57,706	124,974
Average household income	97,018	117,519	120,721				
Employees	3,917	21,169	45,049				
Businesses	458	2,442	4,301				

^{*} Demographics and Traffic Counts provided by CoStar

TOM KAUFMAN

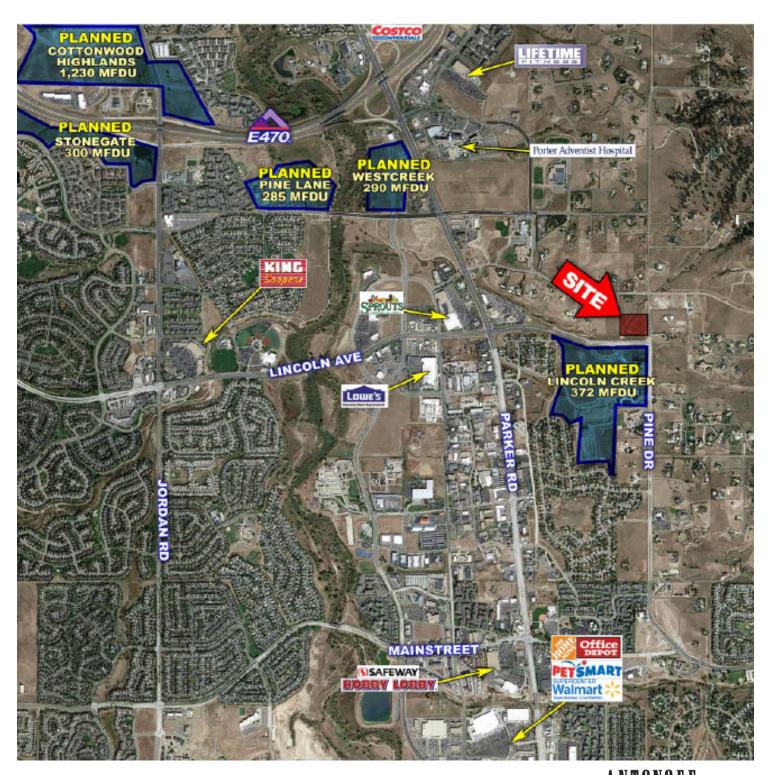
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