

PRICE REDUCED! MOTIVATED SELLER!

FOR SALE

NWC Lincoln Ave. And Pine Dr., Parker, CO 80138



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:	\$1,185,594
Lot Size:	5.73 Acres
Price / SF:	\$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

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The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

ANTONOFF
& CO. BROKERAGE INC.

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