

+/- 35 ACRES OF DEVELOPMENT LAND
E. Scott Avenue & S. Parker Road
Parker, CO 80134



**MADISON
COMMERCIAL**
PROPERTIES, LTD.



FOR SALE

\$3,150,000

+/-35 Acre land parcel with Parker Road frontage

Unique subdivision development opportunity in high income Parker suburb near the Pinery

Excellent proximity to Southeast metro employment centers via C-470 and Parker Road

Level topography with unobstructed views of the front range

Cherry creek runs directly through the site

Water rights in-place

Nick Jurgens

720-257-5183 (d)

NJurgens@MadisonCommercial.com

Brian Costello

720-996-1011 (d)

BCostello@MadisonCommercial.com

Alex Kovacs

720-441-1460 (o)

AKovacs@MadisonCommercial.com

Brandon Gouker

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PARCEL MAP



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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	64	13,991	52,937
Average Income	\$97,596	\$141,460	\$142,272
Households	26	4,830	17,351

TRAFFIC

Street	N. Highway 83	Parker Road	Parker Road
Cross St.	N. Pinery Pkwy.	N. Pinery Pkwy.	S. Pinery Pkwy.
Avg. Daily Volume	29,949 (.04 N)	30,931 (.23 S)	18,992 (.16 S)

PROPERTY DETAILS

±/- 35 ACRES
PARCEL SIZE

AGRICULTURAL
ZONING

COMM/RESI
USE

UTILITIES TO SITE
UTILITIES

\$1,648
TAXES

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AERIAL PHOTOS



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