

# DEVELOPMENT LAND FOR SALE PARKER & HESS DEVELOPMENT

8752 N. STATE HIGHWAY 83, PARKER, CO 80134

**TREVEY**  
COMMERCIAL



## PROPERTY FEATURES

- Annexation Opportunity into the Town of Parker
- Currently Zoned Agricultural (*Currently Operating as an Equestrian Center*); Eligible for Mixed-Use Community Zoning Upon Annexation
- Wide Range of Uses Possible (**Self Storage and RV / Boat Storage NOT Permitted**)
- Excellent Front Range Views
- Quick Access to Parker Road at Growing Intersection

## PROPERTY DETAILS

SITE SIZE	4.739 AC
SALE PRICE	\$3,000,000.00
TAXES	\$6,077.00 (2024)
WATER / SAN	Well / Septic
GAS / ELECTRIC	Xcel Energy / CORE
CITY / COUNTY	Parker / Douglas

### DEMOGRAPHICS

Radius	Population	Income	Home Value
2 Mile	28,558	\$150,439	\$596,109
5 Mile	121,877	\$155,855	\$646,225
10 Mile	449,184	\$153,428	\$644,142

### PARKER MARKET SERVICE AREA

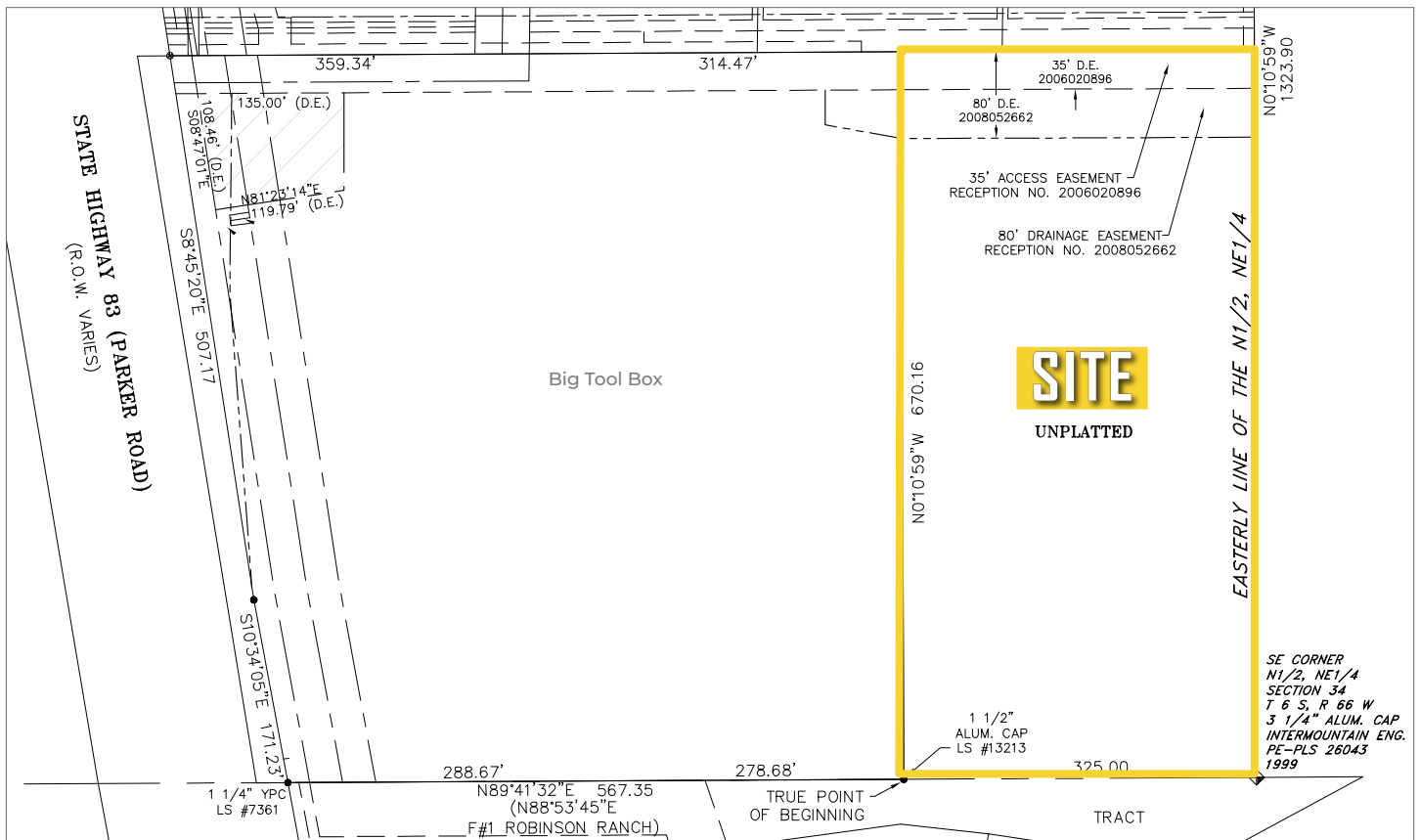
- Parker, CO consists of two zip codes (80134 & 80138) delivering **±111,00 Residents**.
- 80134 is the **1st Most Populous Zip Code** in the State of Colorado out of 513 Zip Codes.

### TRAFFIC COUNTS

Vehicles Per Day (VPD)
Approx. 10,000 VPD at Hilltop Rd. at Hess Rd.
Approx. 39,000 VPD at Hwy. 83 & Hess Rd.
Approx. 69,000 VPD along Parker Rd. (Hwy. 83)



SITE SURVEY



BROKERAGE DISCLOSURE