



FOR SALE | GROUND LEASE | BTS



ONLY 2 LOTS LEFT!

CONTACT BROKER FOR PRICING

HIGHLIGHTS



Dense Residential Area



Proposed uses: drive-thru, financial institutions, QSR, daycare, automotive or multi-tenant retail users



Rapidly Growing Trade Area



Traffic volume to increase by 25% by 2030 due to increased residential development



Signalized Intersection

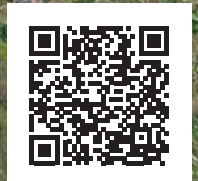


High Incomes

1.01 - 1.39 AC
TOTAL AVAILABLE

PD
ZONING

BROKERAGE DISCLOSURE



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W SITE PLAN

Proposed

MAINSTREET & JORDAN



MAINSTREET & JORDAN

Parker, CO

FOR SALE

GROUND LEASE

BTS

DEMOGRAPHICS

2024	1 Mile	3 Miles	5 Miles
Total Population	14,686	73,561	131,985
Total Daytime Population	9,748	65,037	135,973
Average HH. Income	\$187,102	\$167,780	\$163,698

ESRI 2024 Estimates

TRAFFIC COUNTS

	*2022	**2030
Jordan Rd. North of Mainstreet	18,000 VPD	25,000 VPD
Mainstreet West of Jordan Rd.	23,000 VPD	27,000 VPD
Jordan Rd. South of Mainstreet	12,000 VPD	20,000 VPD

* City of Parker 2022 Estimates
** City of Parker 2030 Estimates



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