

BUILD READY LOTS FOR SALE, LEASE & BUILD TO SUIT



DRANSFELDT BUSINESS PARK PARKER, CO 80134

HIGHLIGHTS

- The Lot is located just south of Lincoln Avenue on Dransfeldt Road adjacent to the Parker Police Station and surrounded by numerous businesses and in close proximity to residential neighborhoods.
- 30 Minutes to Denver International Airport and 30 Minutes to Downtown Denver.
- Easy access to and from Lincoln Avenue, Parker Road and C-470.
- *Outdoor Storage Allowed*

ZONING: COMMERCIAL/LIGHT INDUSTRIAL/RETAIL

- Restaurants & Fast Food with drive-thru
- Gas Stations, Car Wash & Detail Shops
- Auto Parts & Tire Sales, Vehicle Sales & Service
- Furniture & Home Furnishings Sales
- Professional Office / Flex Office
- Medical Office & Urgent Care Facilities
- Day Care Centers / Early Learning Centers
- Manufacturing / Distribution / R&D
- **And Much More!!!**

SALE PRICE

Lot 1 - 1.31 Acres

\$1,084,000.00
\$19.00 psf

COUNTY:

DOUGLAS

CITY:

PARKER

ANNUAL CAM:

\$0.02916 per square foot

WATER/SEWER:

PARKER WATER & SANITATION

UTILITIES:

IREA & XCEL ENERGY

FOR MORE INFORMATION, PLEASE CALL:
Office - 303-692-1816

John V. Propp, CCIM® - John@johnproppcommercial.com
Joshua Cohen - Joshua@johnproppcommercial.com
6565 S. Dayton St., Suite 3000,
Greenwood Village, CO 80111

learn more at www.JohnProppCommercial.com



DRANSFELDT BUSINESS PARK

PARKER, CO 80134



POPULATION	1 Mile	3 Mile	5 mile
2020 Census	8,319	74,284	124,187
2024 Estimate	9,042	79,469	133,789
2029 Projection	10,293	90,192	148,972

HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2020 Census	3,411	26,563	45,650
2024 Estimate	3,668	28,378	49,253
2029 Projection	4,178	32,257	54,858

HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
Average 2024	\$ 113,416	\$ 144,394	\$ 143,826

TRAFFIC COUNTS - Vehicles Per Day			
DRANSFELDT	13,000	LINCOLN AVE.	28,000

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

