

MIXED USE LAND FOR SALE

11575 S Parker Rd, Parker, CO 80134



SALE PRICE: Negotiable

LOT SIZE: 56.97 Acres

ZONING: Agriculture W/PUD Potential

CROSS STREETS: S. Parker Rd. & S. Twenty Mile Rd.

PROPERTY OVERVIEW

Great land parcel for sale. 56.97 acres zoned Agriculture with PUD potential. Located off S. Parker Road, just south of S. Twenty Mile Road.

Seller will be submitting an annex and PUD application with the City of Parker in the next few months.

Radio towers, cell towers, Parker water pumping, and any buildings and equipment associated are excluded.

PROPERTY FEATURES

- 56.97 acres
- Zoned Agriculture PUD potential, mixed use, retail, apartments, office
- Next to Cherry Creek & Cherry Creek Trail
- Annex and PUD will be submitted in the next few months

HIGHLANDS RANCH, CO
640 Plaza Dr.,
Suite 300
Highlands Ranch, CO 80129

BARRY B. BOUNDS, CCIM
Director
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The information contained herein was obtained from sources deemed reliable; however, KW Commercial Real Estate, LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, commissions, change of price and conditions, prior to sale or lease, or withdraw without notice. Each KW Commercial Brokerage Business is Independently Owned and Operated

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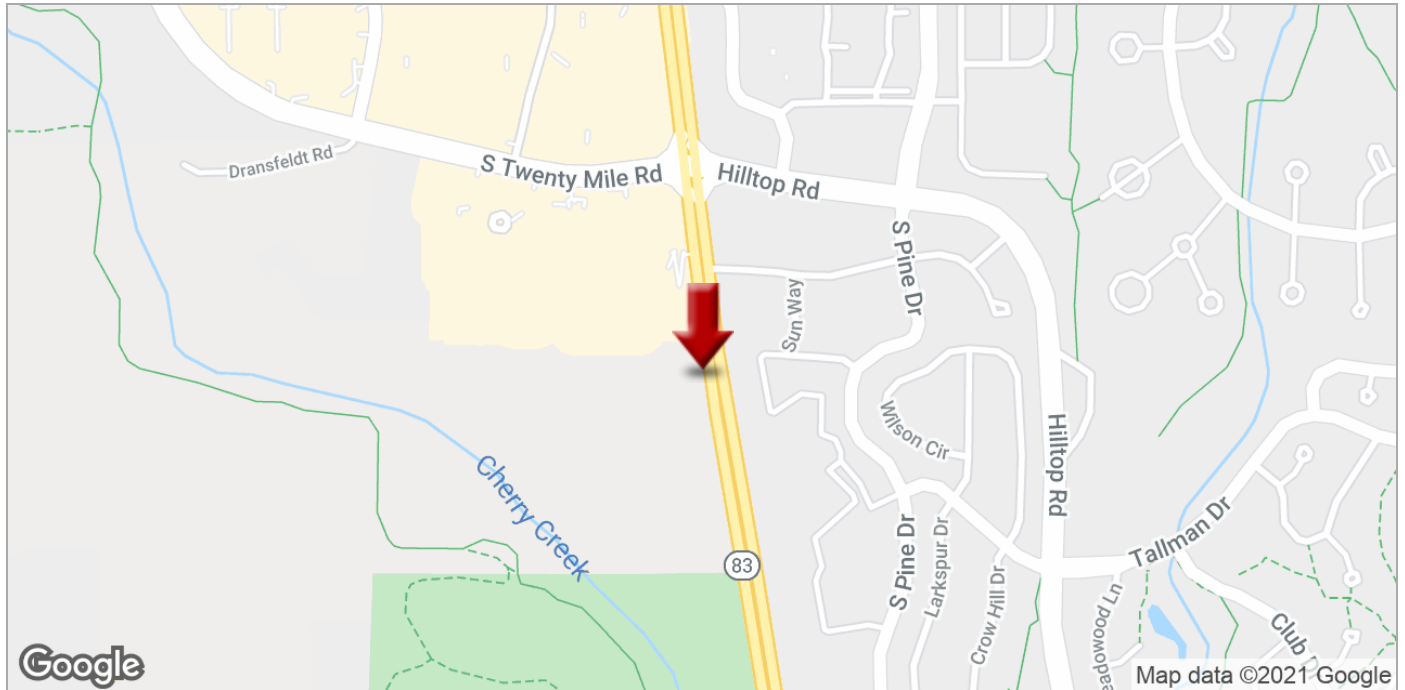
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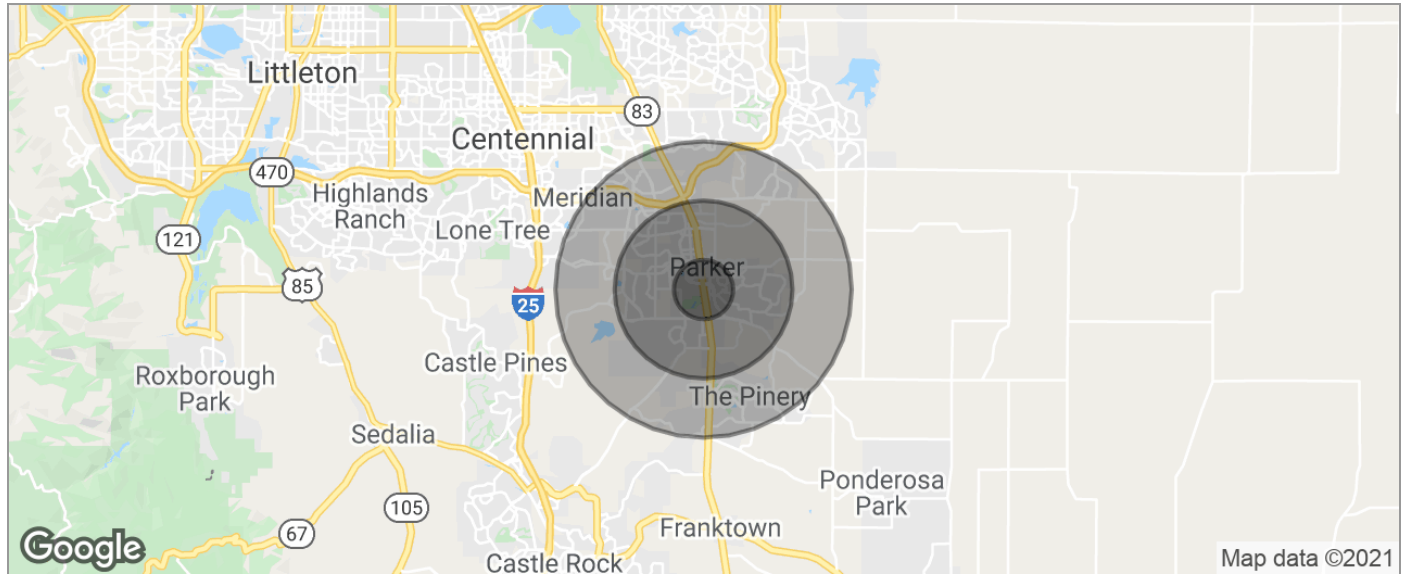
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,644	46,388	81,653
MEDIAN AGE	34.1	34.3	35.9
MEDIAN AGE (MALE)	33.1	34.0	35.5
MEDIAN AGE (FEMALE)	35.1	34.5	36.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,748	16,778	29,871
# OF PERSONS PER HH	2.8	2.8	2.7
AVERAGE HH INCOME	\$90,286	\$99,031	\$106,310
AVERAGE HOUSE VALUE	\$282,801	\$308,395	\$331,532
RACE	1 MILE	3 MILES	5 MILES
% WHITE	92.3%	92.7%	91.3%
% BLACK	2.8%	1.5%	1.7%
% ASIAN	1.5%	2.5%	3.1%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.1%	0.0%	0.1%
% OTHER	1.4%	1.0%	1.3%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	5.9%	6.4%	6.8%

* Demographic data derived from 2010 US Census

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