



- 1 Murphy Express Gas Station
- 2 Firestone Complete Auto Care
- 3 Proposed Retail
- 4 Copperhead Dental Care
- 5 Bank of America
- 6 Parker Dentistry and Orthodontics
- 7 Stroff Ranch | King Soopers

Pad site for sale

- Retail, office, MOB, and Vet
- Utilities - water, sewer, gas, electric are stubbed to the site
- No off site improvements
- Residential growth in all directions
- At entry to Colorado Golf Club

For Sale

- 1.47 acre pad site (64,033 sf)
- \$1,410,000 (\$22.00/sf)

For Lease

- Up to 20,000 sf
- Build-to-suit: Office or Medical Office
- Contact brokers for lease rate

Opportunity

Fast Food, Fast Casual, Retail & MOB Uses Approved

- Excellent location for a variety of high quality users.

Additional Property Features

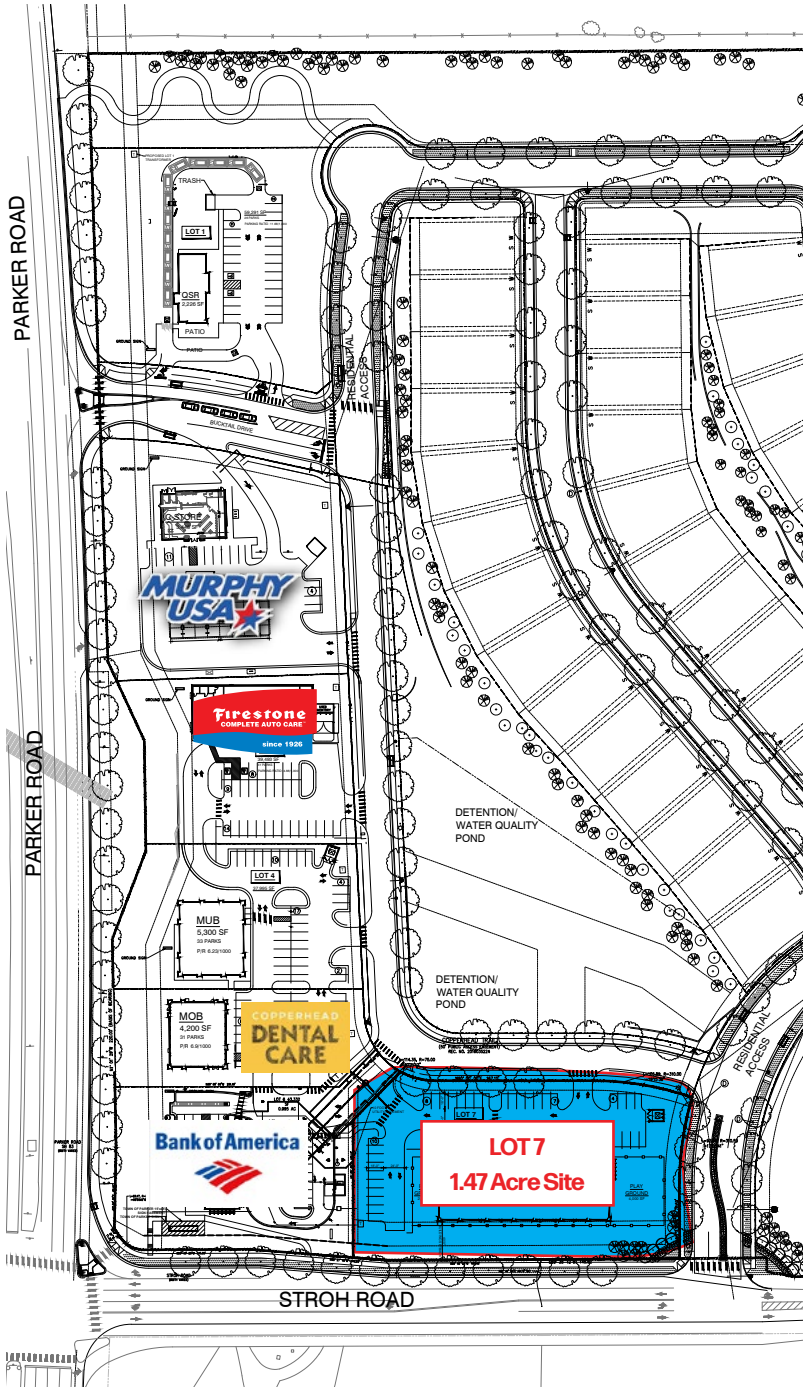
- Stand Alone 100% finished pad with direct access to and from Parker Road.
- NEC of Parker Road (SH 83) and Stroh Road at entry to the Colorado Golf Club.
- Existing infrastructure adjacent to the site.

Location

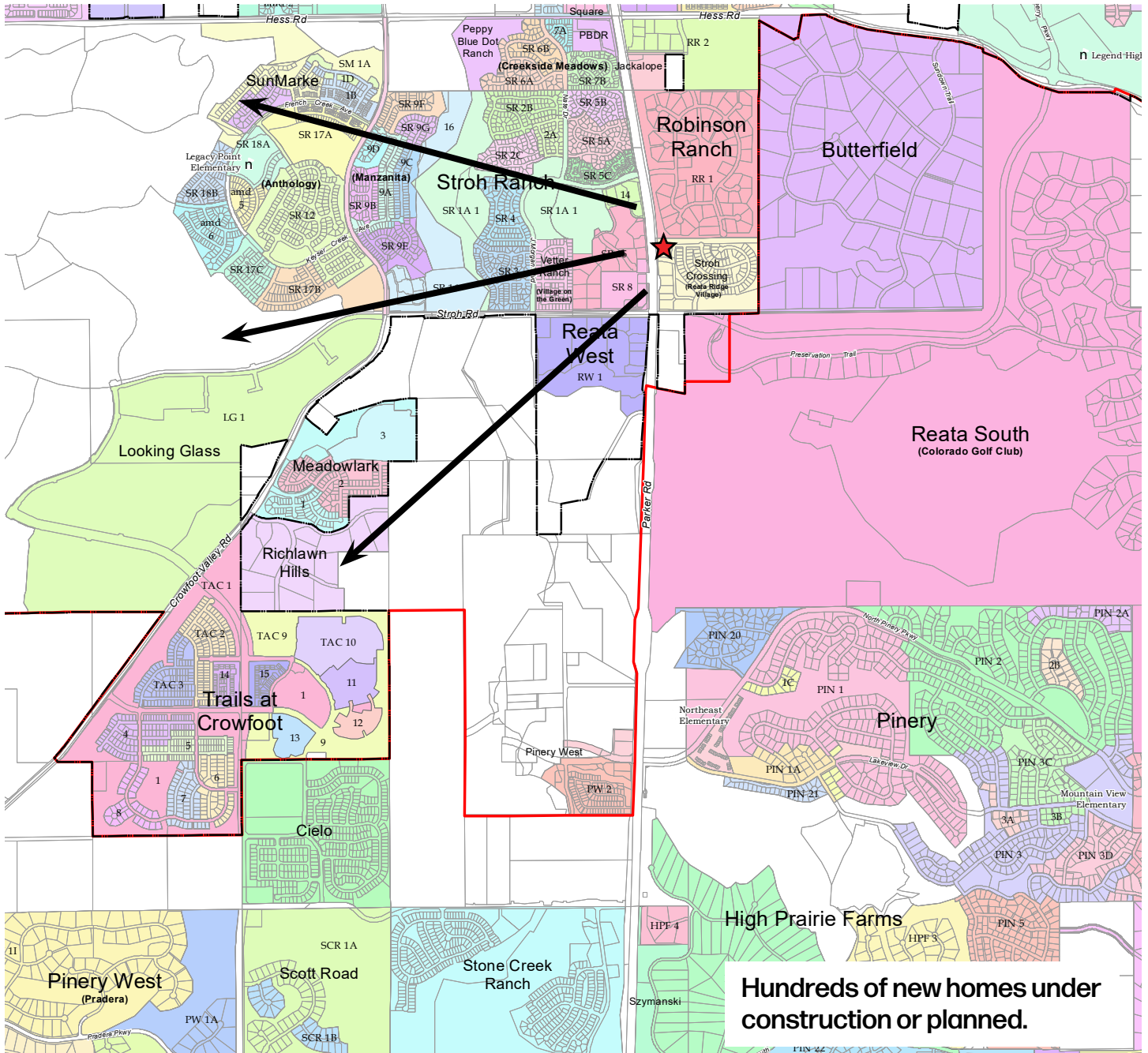
- Infill location surrounded by retail including King Soopers - anchored Stroh Ranch Shopping Center and under construction Parker Pointe.
- Surrounded by high-end residential: gated Colorado Golf Club community, The Pinery, and new 91 Reata Ridge custom home community adjacent.
- Hundreds of new homes being delivered to the south and west - fastest growing part of Parker.

Ingress/Egress

- Two (2) ingress/egress curb-cut access points - Bucktail Drive from Parker Road and alternative access from Stroh Road.
- Signalized intersection at Stroh and Parker Roads.



Nearby Subdivisions



Hundreds of new homes under construction or planned.

Source: Town of Parker - ParkerOnline.org

Demographics

Traffic Counts

	Parker, CO	Douglas County
Population	67,300	376,220
Households	62,315	145,235
Avg. HH Income	\$127,700	\$140,220
Median Net Worth	\$133,429	\$476,220

S. Parker Road | SH 83 (CDOT)

39,000 AADT N. Pinery Pkwy & S. Parker Rd

48,000 AADT Hilltop Rd & S. Parker Rd

Stroh Road (MPSI Estimate)

12,500 VPD E. Stroh Rd

