

NWC PARKER ROAD & PINE LANE, PARKER, COLORADO 80134

PARCEL	LOTS	ACRES	P.S.F	PRICE
Parcel 1	Combined lots 3 & 4	0.98	\$20.00	\$853,776.00
	3	0.499	\$20.00	\$434,728.80
	4	0.481	\$20.00	\$419,047.20
Parcel 2	Combined lots 1 & 2	2.265	\$17.00	\$1,677,277.80
	1	1.629	\$18.00	\$1,277,266.32
	2	0.636	\$18.00	\$498,674.88
Parcel 3	Combined lots 1B & 5	2.29	\$17.00	\$1,695,790.80
	1B	1	\$18.00	\$784,080.00
	5	1.29	\$19.00	\$1,067,655.60

DEMOGRAPHICS

2018
POPULATION

1 MILE - 5,534
3 MILES - 56,736
5 MILES - 147,197

2018
HOUSEHOLDS

1 MILE - 2,615
3 MILES - 21,098
5 MILES - 53,138

H.H. INCOME

1 MILE - \$66,586
3 MILES - \$94,411
5 MILES - \$102,195

TRAFFIC COUNTS

ANNUAL AVERAGE DAILY TRAFFIC
Approx. 52,000 VPD on E-470
Approx. 37,000 VPD on Parker Road

