

# DEVELOPMENT LAND - PARKER

Hilltop Road, One Mile East of Parker Rd, Parker, CO

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## SALE INFORMATION:

<b>Lot Size:</b>	37.7± Acres
<b>Parcel #:</b>	2233-264-00-007
<b>City/County:</b>	Parker / Douglas County
<b>Zoning:</b>	Agricultural (Grazing Ag)
<b>FOR SALE:</b>	<b>\$6,350,000</b>

## OVERVIEW:

Although much of the property is quietly located below street level, it offers excellent signage along some 1,300 feet of frontage on Hilltop Road with its daily traffic count of about 20,000 vehicles per day. This site is also conveniently located with quick access to Legend High School (1/2 mile), Cimarron Middle School (1 mile), and retail stores along Parker Road (1 mile) and downtown Parker (2 1/2 miles.)

Offering panoramic western views, this 38-acre site also features open expanses with meadows and trees located along Hilltop Road less than one-mile east of Parker Road. The nearby 12-acre Tallman Meadow Park offers more open space as well as picnic areas, sports fields and meandering trails.

**Fuller Real Estate**  
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 **Traffic** 20,000 vpd on Hilltop Road

Looking east



Looking northwest towards Parker Rd.