

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

4.05 Acres of Development Land

1950 S. Parker Rd. & 9560 E. Jewell Ave., Denver



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Aerial Photography by: www.AerialDroneClick.com

2 Parcels for \$5,292,540 (\$30/sf)



Boundaries presented as a visual reference only. Consult broker for complete legal description.

1950 S. Parker Rd. (State Highway 83)

Parcel ID:	1973-27-2-21-005
Size:	2.72 Acres
Taxes:	\$10,018.92 (2022 pd. in 2023)

9560 E. Jewell Ave.

Parcel ID:	1973-27-2-21-004
Size:	1.33 Acres
Taxes:	\$7,298.85 (2022 pd. in 2023)

Corner with great visibility, traffic of almost 32,000 cars per day. Just west of Havana St and south of Mississippi Ave. Zoned: PUD - Arapahoe County (Land Development Code, October 2023).

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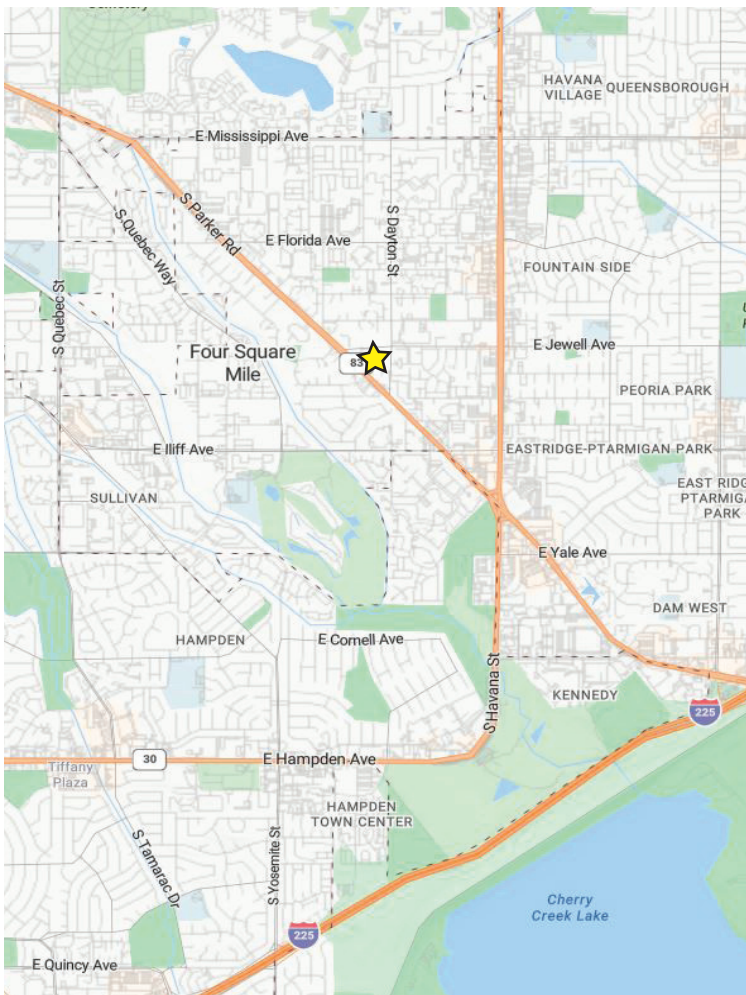
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DEMOGRAPHICS 1 Mile 3 Miles 5 Miles

	Population	23,927	179,956	464,734
	Households	11,078	82,787	200,394
	Median HH Income	\$72,849	\$62,943	\$69,944
	Median Age	38.50	38.10	37.20
	Traffic -	31,826 - State Hwy 83 (S Parker Rd) @ E Jewell Ave		

Source: CoStar

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