

4.05 Acres of Development Land

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



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Aerial Photography by: www.AerialDroneClick.com



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

1950 S PARKER RD (State Hwy 83)

9560 E JEWELL AVE

Parcel ID: 1973-27-2-21-005
Lot Size: 2.72± Acres
Taxes: \$10,616.97 (2024 paid in 2025)
For Sale: \$3,554,496 (\$30/SF)

Parcel ID: 1973-27-2-21-004
Lot Size: 1.33± Acres
Taxes: \$7,814.79 (2024 paid in 2025)
For Sale: \$1,738,044 (\$30/SF)

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

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**Brokerage Disclosure
to Buyer**

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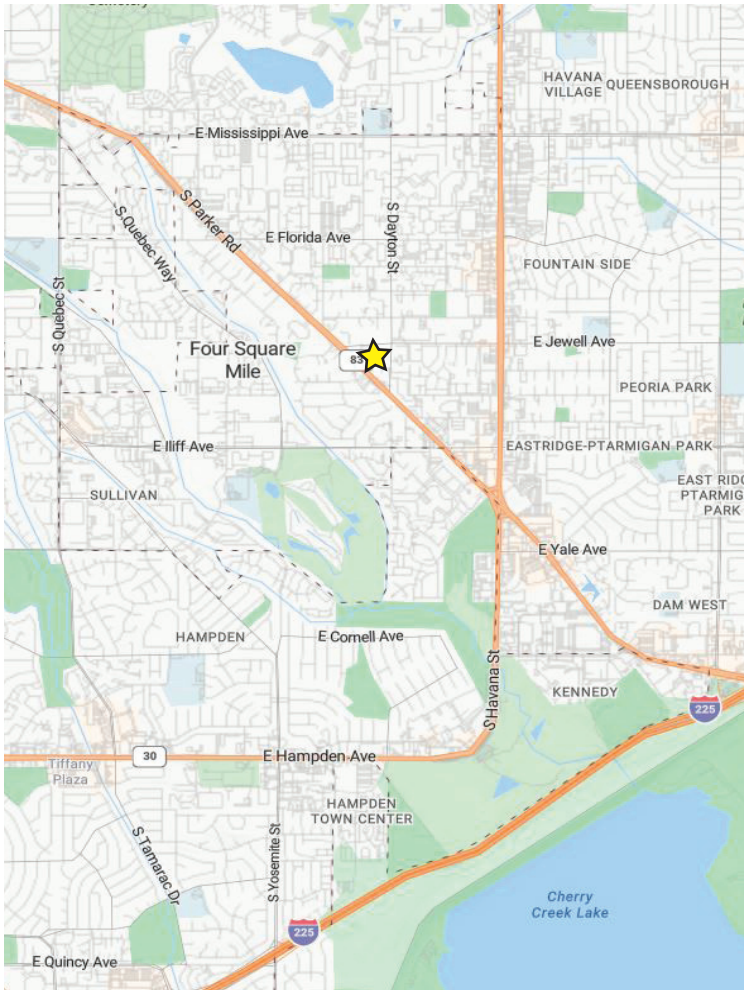
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LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

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DEMOGRAPHICS

1 Mile

3 Miles

5 Miles



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

The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.