

# 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



## 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)

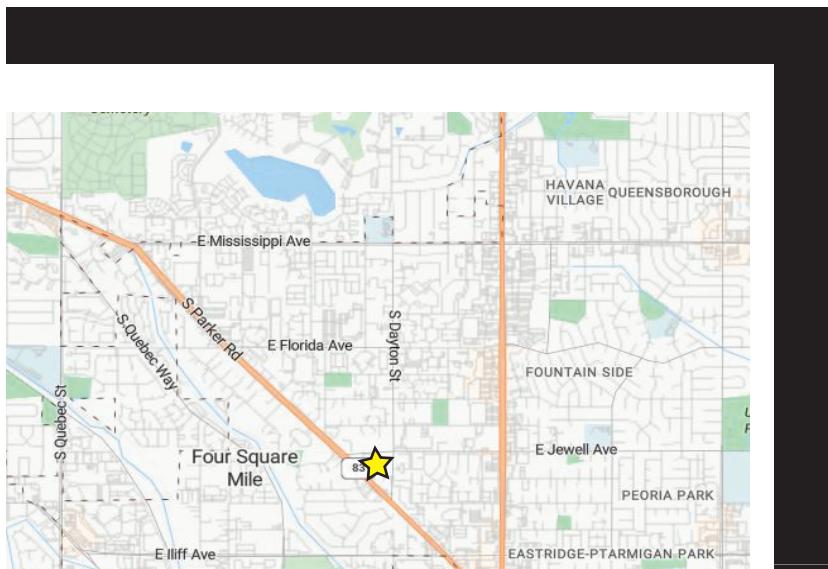
Corner with great visibility, traffic of almost 32,000 cars per day. Just west of Havana Street and south of Mississippi Avenue. Zoned: PUD-Arapahoe County (Land Development Code, October 2023).

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**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
<b>Traffic - 31,826 - State Hwy 83 (S Parker Rd) @ E Jewell Ave</b>				

Source: CoStar