

# Commercial Land For Sale

3-Parcel Assemblage in Parachute, CO 81635



Contact Brokers for Pricing

## PARCEL OVERVIEW

**Parcel 1:** 1.01± Acres  
Assessor Parcel #: 240912130002  
Taxes: \$3,931.96

**Parcel 2:** 0.71± Acres  
Assessor Parcel #: 240912130003  
Taxes: \$2,761.92

**Parcel 3:** 0.91± Acres  
Assessor Parcel #: 240912130004  
Taxes: \$3,560.25

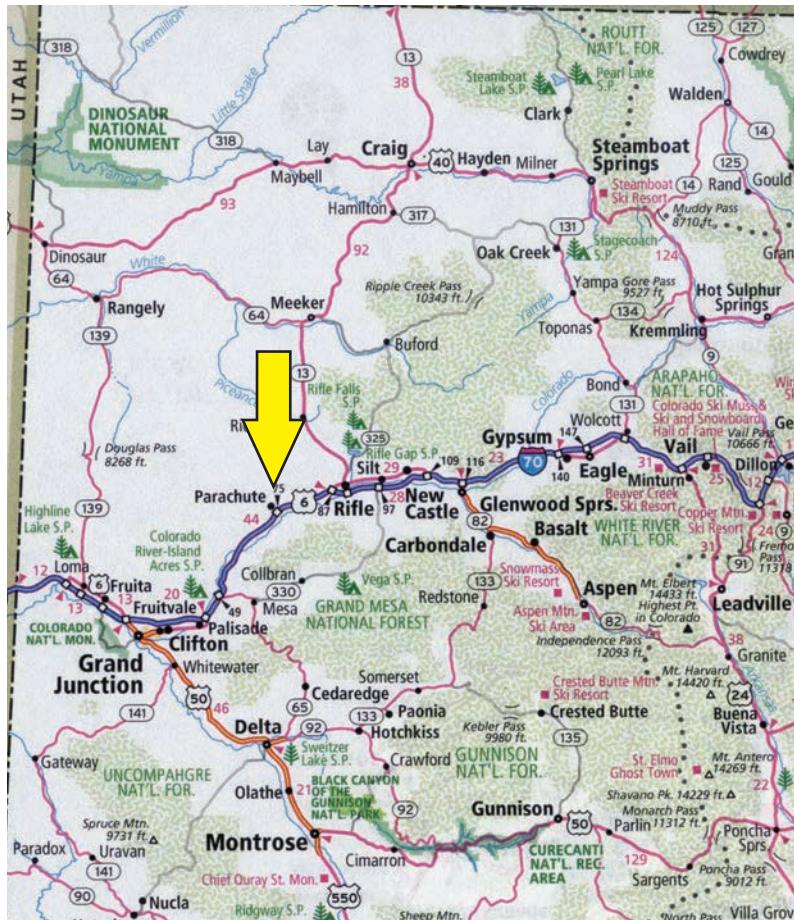
**Zoning:** Commercial

**Total Lot Size:** 2.63± Acres

**Total Taxes:** \$10,254.12 (2025 payable in 2026)

## PROPERTY HIGHLIGHTS

- ♦ Retail, convenience stores, office, hospitality, restaurants, auto-oriented, and light manufacturing uses permitted
- ♦ Attractive opportunity for end-users seeking a build-to-suit or investors pursuing long-term land appreciation.
- ♦ Efficiently-sized parcels allowing for flexible site planning, parking, and access.
- ♦ Seller prefers to sell all three parcels as one assemblage.



## TRAFFIC:



18,000 VPD on I-70  
8,306 VPD on CR 300  
at I-70

## POPULATION:



1 Mile: 2,686  
3 Miles: 6,936  
5 Miles: 7,117

## MEDIAN INCOME:



1 Mile: \$68,902  
3 Miles: \$67,484  
5 Miles: \$67,943