

Commercial Land For Sale

3-Parcel Assemblage in Parachute, CO 81635



www.FullerRE.com



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.

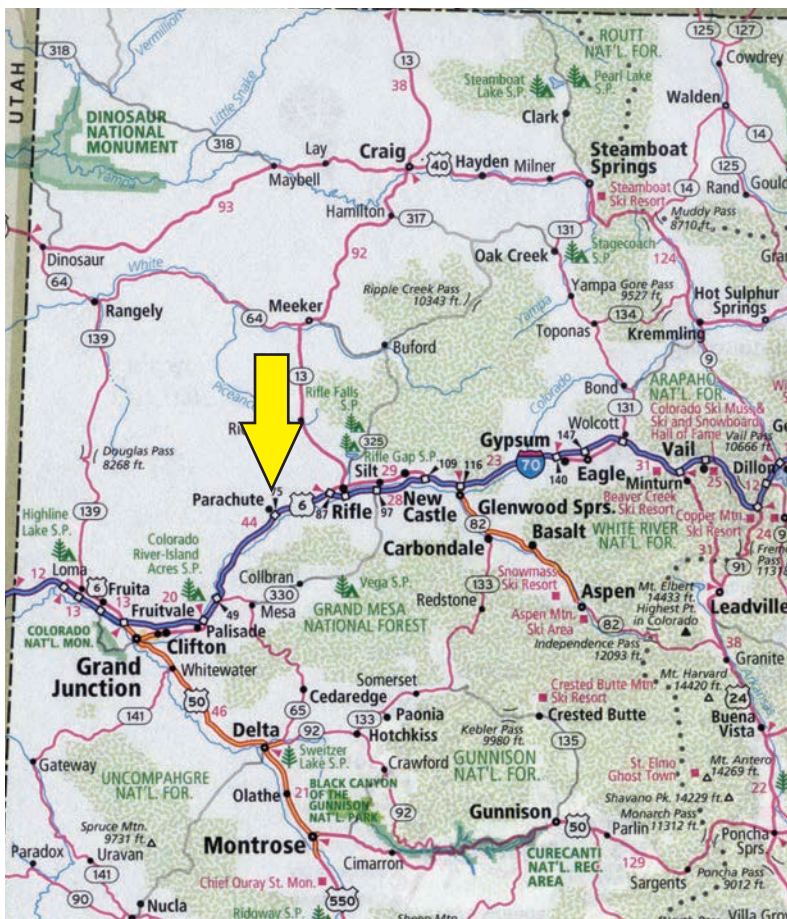
Fuller Real Estate
(303) 534-4822

Brokerage Disclosure
to Buyer

Hayley Konowalchuk
(720) 974-2792 direct
(619) 742-5525 mobile
HKono@FullerRE.com

Alex Scott
(720) 287-5417 direct
(972) 207-8877 mobile
AScott@FullerRE.com

Travis Wanger
(720) 974-2790 direct
(303) 888-1061 mobile
TWanger@FullerRE.com



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

