

REATA RIDGE VILLAGE



PARKER RD & STROH RD - PARKER, CO

FOR SALE OR GROUND LEASE

**1.36 AC
For Sale or
Ground Lease**

Available



PROPERTY HIGHLIGHTS

- Excellent Parker Road visibility.
- 1.36 Acres for a variety of commercial uses.
- Positioned in Parker's fastest-growing residential and retail sector.
- All utilities to site.

TRAFFIC COUNTS

On Stroh Rd West of S Parker Rd	9,833 CPD
On Stroh Rd East of S Parker Rd	3,548 CPD
On S Parker Rd North of Stroh Rd	42,583 CPD
On S Parker Rd South of Stroh Rd	36,355 CPD

Source: CDOT 2026

NEARBY RETAILERS



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	5,578	52,781	103,336
AVERAGE HH INCOME	\$153,890	\$184,887	\$199,447
BUSINESSES	203	2,023	3,914
EMPLOYEES	844	11,002	21,367

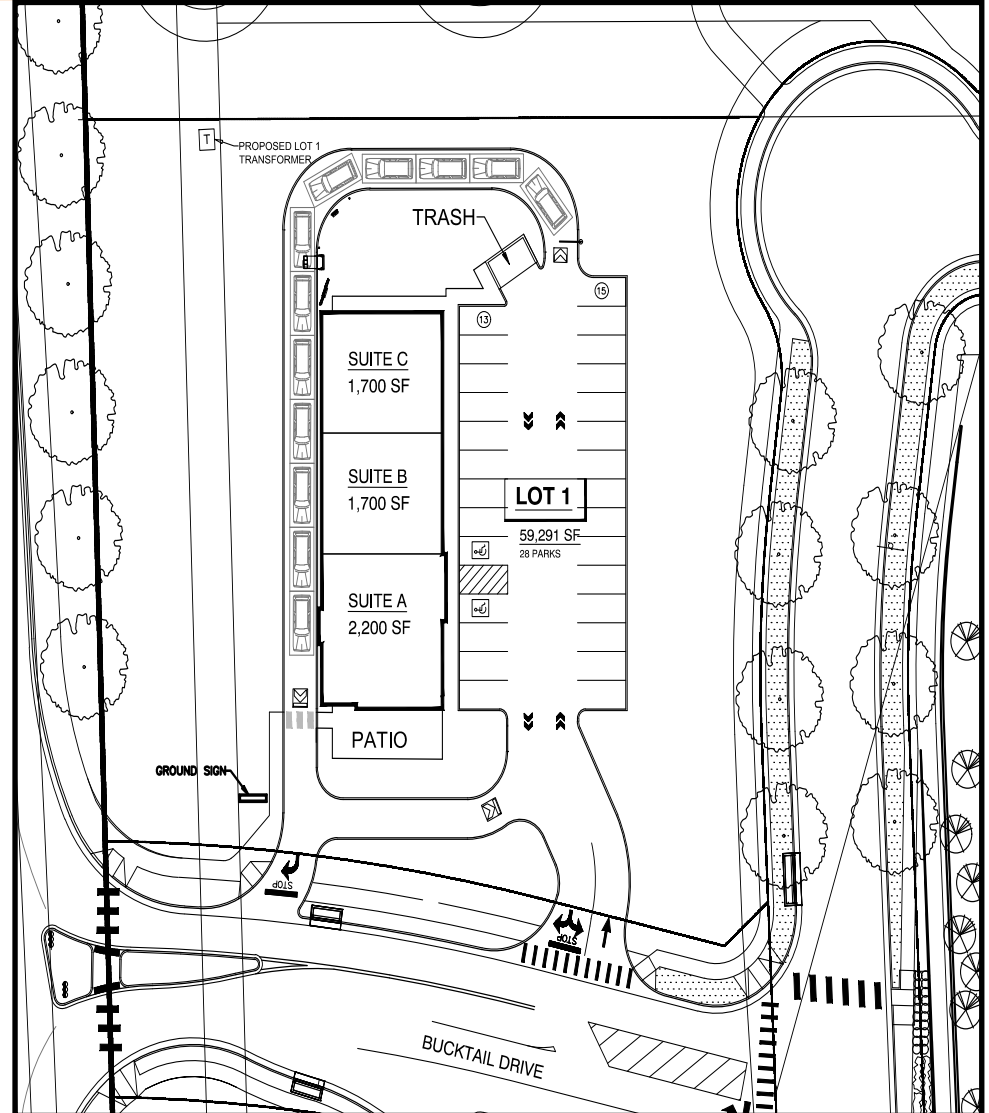
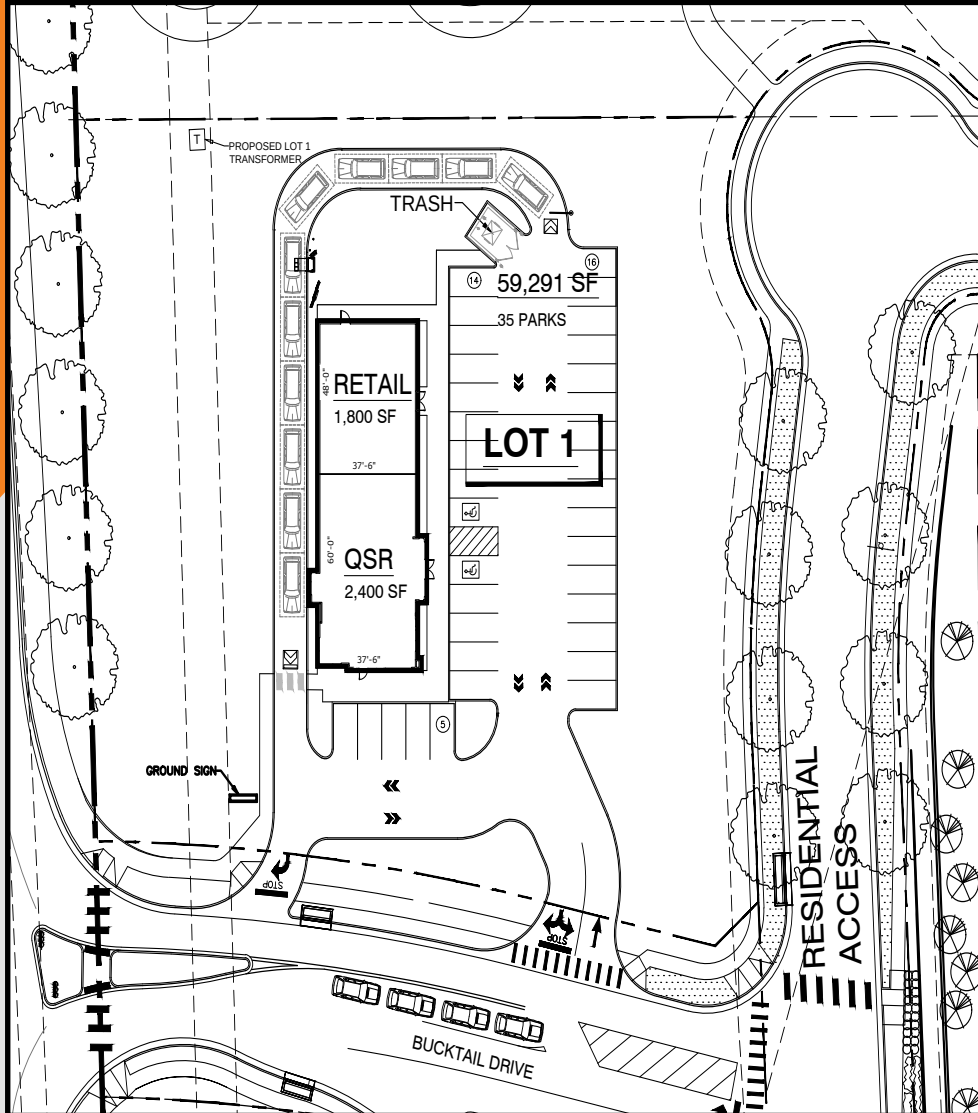
Source: Applied Geographic Solutions, 2026 Estimates

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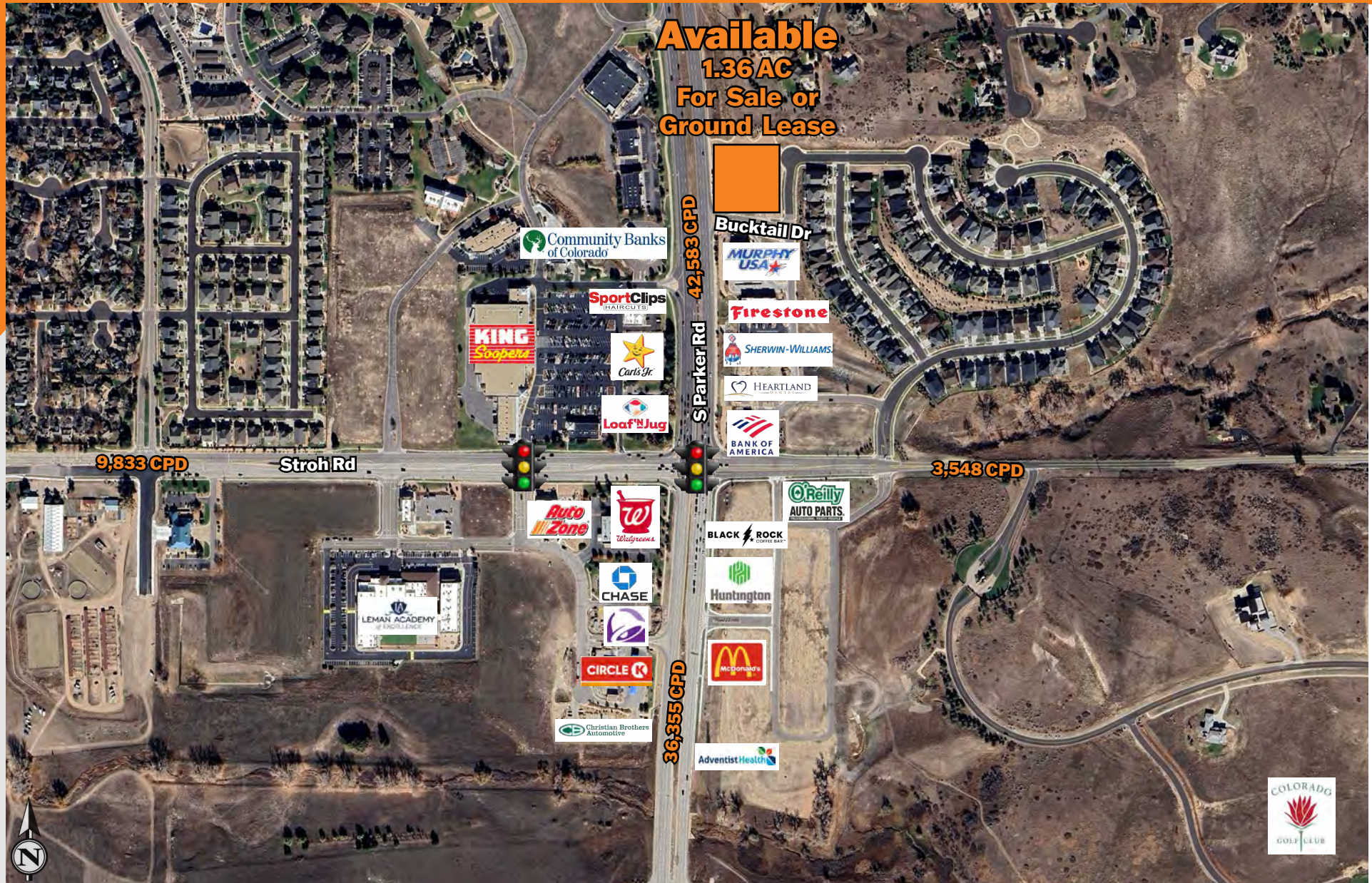


*conceptual plans

REATA RIDGE VILLAGE

dhlb
RETAIL BROKERAGE

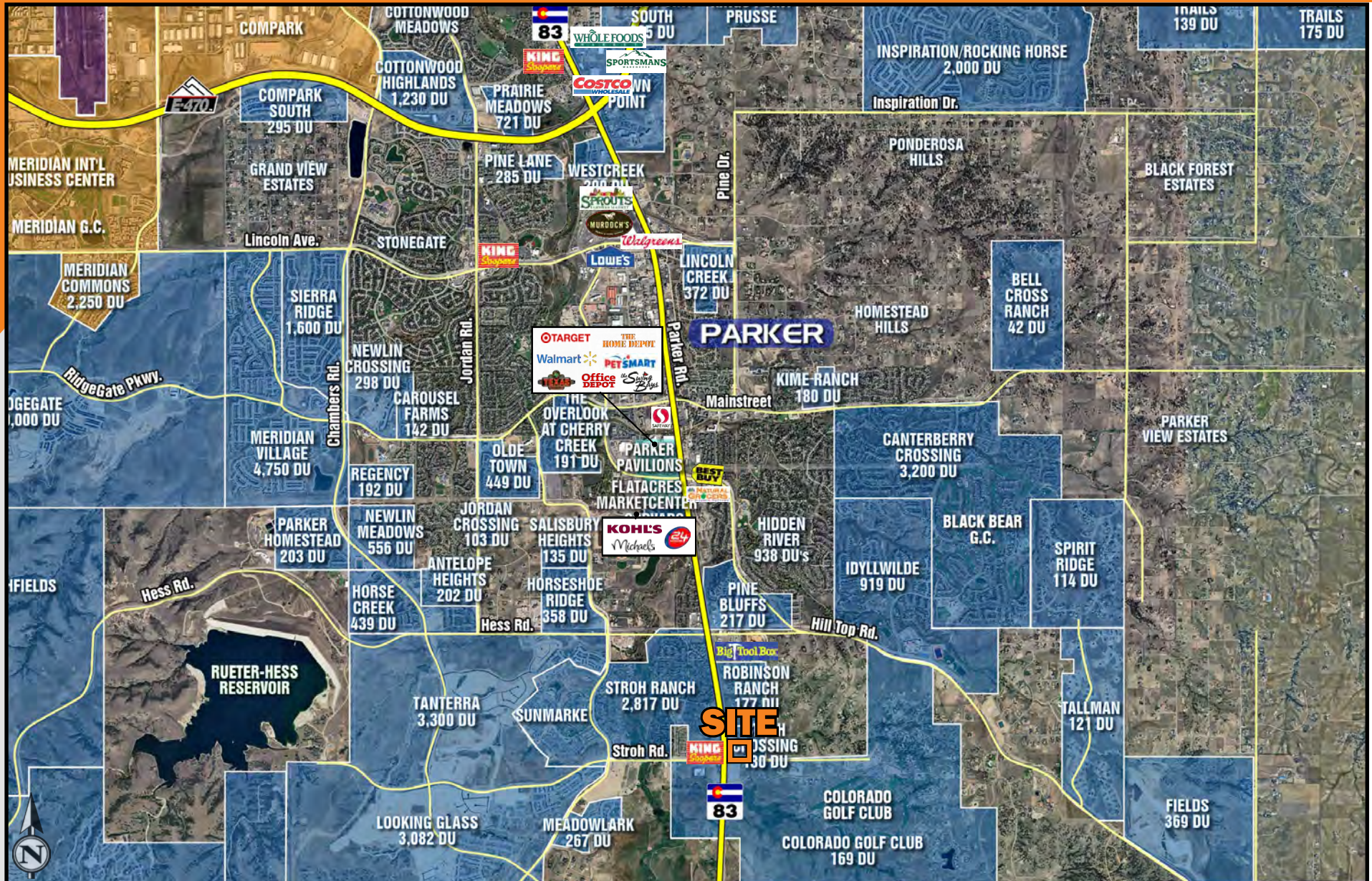
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