

WESTCREEK IN PARKER

LOTS FOR SALE
Commercial / Restaurant / Retail

COMMERCIAL / RESTAURANT / RETAIL LOTS FOR SALE
WESTCREEK IN PARKER
SWC OF E-470 & PARKER ROAD, PARKER, CO 80134



PROPERTY FEATURES

- Build-Ready Lots on Parker Road
- Zoning Allows for Drive-Thru / Fast-Food / Office / Medical / Restaurant & Retail Users
- Join 7-Eleven, Denver Mattress & Corson Dental & **Proposed Panda Express Drive-Thru**
- High Visibility from E-470 & Parker Road
- New Gas / Convenience, Fast Food, Car Wash Coming to the SEC of Parker Rd. & Pine Ln.
- Part of Growing Westcreek Project Featuring Spring Hill Suites, The Trails at Westcreek (110 Units) & The Depot at 20 Mile (201 Apartments)

PROPERTY DETAILS

LOT INFORMATION	0.63 - 2.29 Acres m/l
PRICE	\$15.50 - \$25.00 P.S.F.
ZONING	P.D. Commercial / Retail
WATER / SANITATION	Parker Water & Sanitation
GAS / ELECTRIC	CORE / Xcel Energy
CITY / COUNTY	Parker / Douglas
FRONTAGE	420' on Parker Rd. 125' on Pine Dr. 1,090' on 20 Mile Rd.



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Information contained herein, while not guaranteed, is from sources believed reliable. Price, terms and information subject to change. Please call to confirm current property status and accuracy of information contained herein.

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SOUTHWEST CORNER OF E-470 & PARKER ROAD, PARKER, CO



Future E-470 Off-Ramp
Coming 2023



LOT DETAILS & PRICING				
PARCEL	LOTS	ACRES	P.S.F.	PRICE
Parcel 1	Combined Lots 1 & 2	2.265	\$15.50	\$1,529,283.00
	1	1.629	\$16.50	\$1,170,827.00
	2	0.636	\$16.50	\$457,119.00
Parcel 2	Combined Lots 1 & 2	2.795	\$22.00	\$2,678,504.40
	1	1.001	UNDER CONTRACT	
	2	1.794	\$25.00	\$1,953,666.00
Parcel 3	Combined Lots 1B & 5	2.290	\$17.00	\$1,695,790.80
	1B	1.000	\$18.00	\$784,080.00
	5	1.290	\$19.00	\$1,067,655.60