

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 & **Panda Express Drive-Thru - Coming Soon!**
- 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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SOUTHWEST CORNER OF E-470 & PARKER ROAD, PARKER, CO

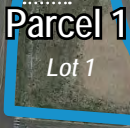


Future E-470 Off-Ramp
Coming 2023



(45,000 VPD)

PARKER ROAD (69,000 VPD)



Parcel 2
Lot 2

Parcel 3
Lot 1B
Lot 5

PINE LANE PLAZA
(not a part)

PINE LANE



Multi-Family by
The Garrett
Companies







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	2	1.794	\$25.00	\$1,953,666.00
Parcel 3	Combined Lots 1B & 5	2.290	\$19.00	\$1,895,295.60
	1B	1.000	\$20.00	\$871,200.00
	5	1.290	\$22.00	\$1,236,232.80



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