

# 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 & 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.



**TREVEY COMMERCIAL**  
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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	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

**Map Labels:**

- Streets:** E-470 (45,000 VPD), PARKER ROAD (69,000 VPD), PINE LANE
- Businesses:** Miramont Family Medicine, Big 5 Sporting Goods, Century Communities Trails at Westcreek, The Depot at Twenty Mile, Spring Hill Suites Marriott, Orson Dentistry, Panda Express Chinese Kitchen (Coming Soon), Everbrook Academy, In-N-Out Burger, Murphy USA, Slim Chickens, Quick N Clean, Saltgrass Steak House, Lifetime Fitness, Children's Learning Adventure Children's Centers, McDonald's, Wendy's, Chick-fil-A, La Loma A Mexican Kitchen, Advent Health Parker, Denver Mattress Co. (Coming Soon), Black-eyed Pea Great American Food & Spirits.
- Other:** Pine Lane Plaza (not a part), Multi-Family by The Garrett Companies.