COMMERCIAL / LIGHT INDUSTRIAL

PINERY VILLAGE

PARKER ROAD & NORTH PINERY PARKWAY, PARKER, CO 80134

TREVEY COMMERCIAL



PROPERTY FEATURES

- 1 Acre - 5 Acres Commercial / Light Industrial Lots for Sale
- Part of new King Soopers Anchored Center *(Estimated Q4 2026 Opening)*
- Fully Finished Lots to be Delivered Q1-2027
- Flexible Zoning Allows a Wide Range of Industrial & Commercial Uses, Including Outdoor Storage
- Excellent Access to Parker Road via Signalized Intersection
- Located in Expanding / Exclusive South Parker Market
- Strategic Front Range Location: Approximately 15 Minutes to the Denver Tech Center, 30 Minutes to Downtown Denver & 45 Minutes to D.I.A
- Residential & Multi-Family Uses Prohibited

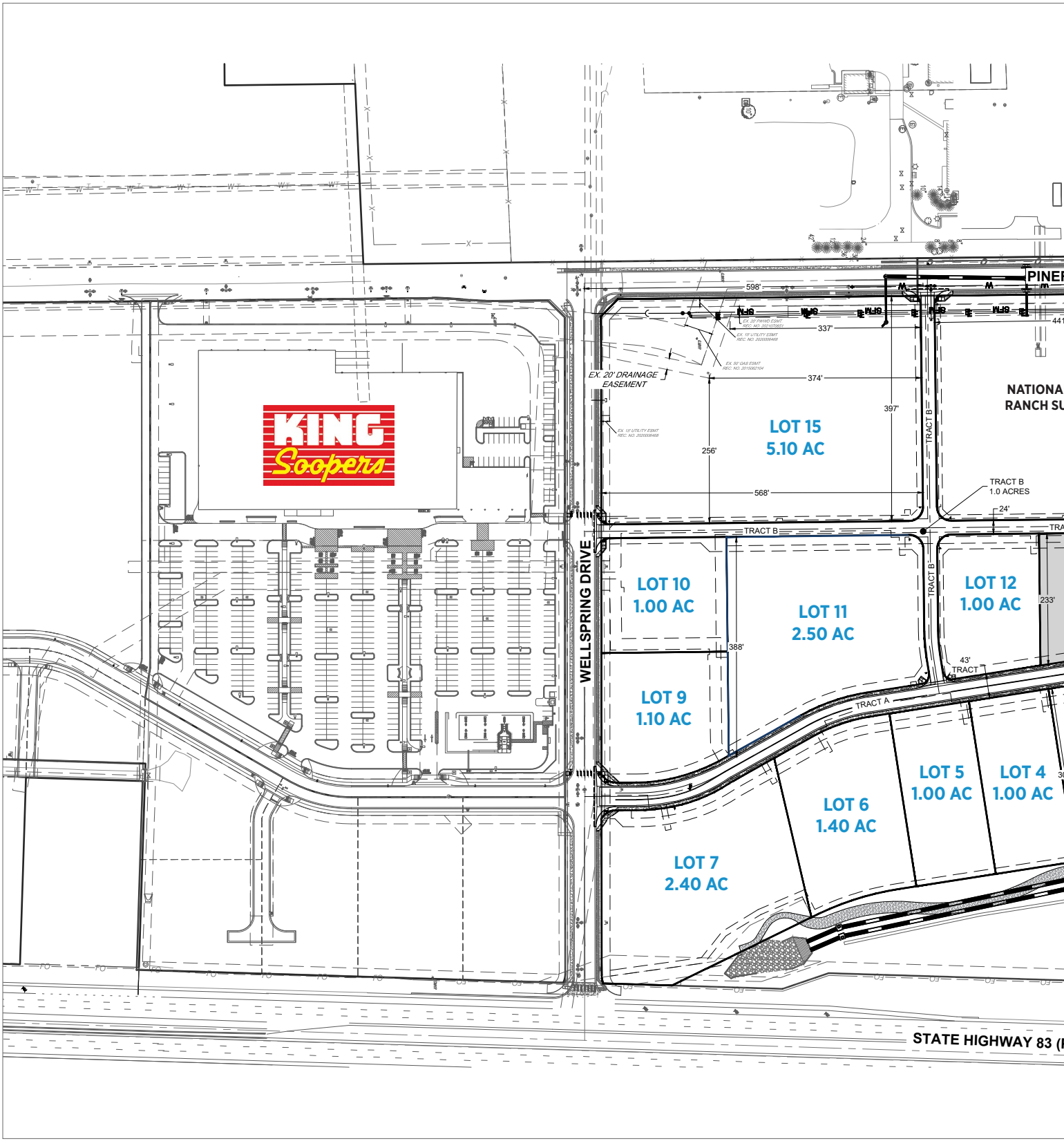
PROPERTY DETAILS

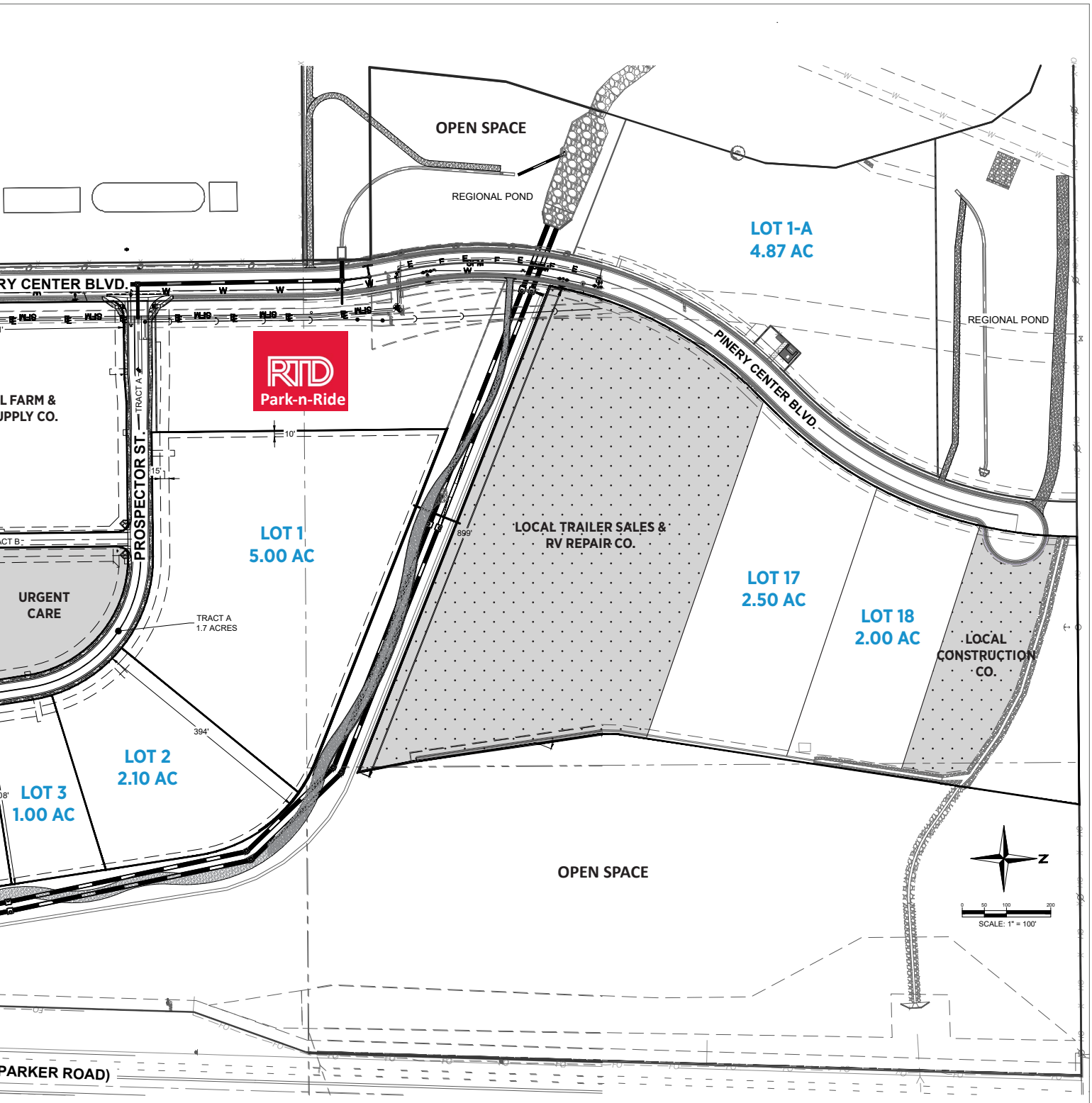
LOT INFORMATION	1 Acre - 5 Acres
PRICE	Contact Broker
ZONING	Planned Development Commercial / Light Industrial
GRADING	Level / Construction Ready *(Regional Stormwater Drainage)*
WATER / SAN	Pinery Water & Sanitation
GAS / ELECTRIC	Xcel Energy / CORE
CITY / COUNTY	Unincorp. Douglas County *(Parker Mailing Address)*
ACCESS	Multiple Access Points to Parker Road

COMMERCIAL / LIGHT INDUSTRIAL LOTS FOR SALE

PARKER ROAD & NORTH PINERY PARKWAY, PARKER, CO

LOT SUBDIVISION EXHIBIT




OPEN SPACE
REGIONAL POND
LOT 1-A
4.87 AC
REGIONAL POND
RY CENTER BLVD.
PINERY CENTER BLVD.
RTD
Park-n-Ride
L FARM &
UPPLY CO.
PROSPECTOR ST.
TRACT A
10'
15'
LOT 1
5.00 AC
899'
LOCAL TRAILER SALES &
RV REPAIR CO.
LOT 17
2.50 AC
LOT 18
2.00 AC
LOCAL
CONSTRUCTION
CO.
URGENT
CARE
TRACT A
1.7 ACRES
394'
LOT 2
2.10 AC
LOT 3
1.00 AC
OPEN SPACE
N
0 50 100 200
SCALE: 1" = 100'
PARKER ROAD)

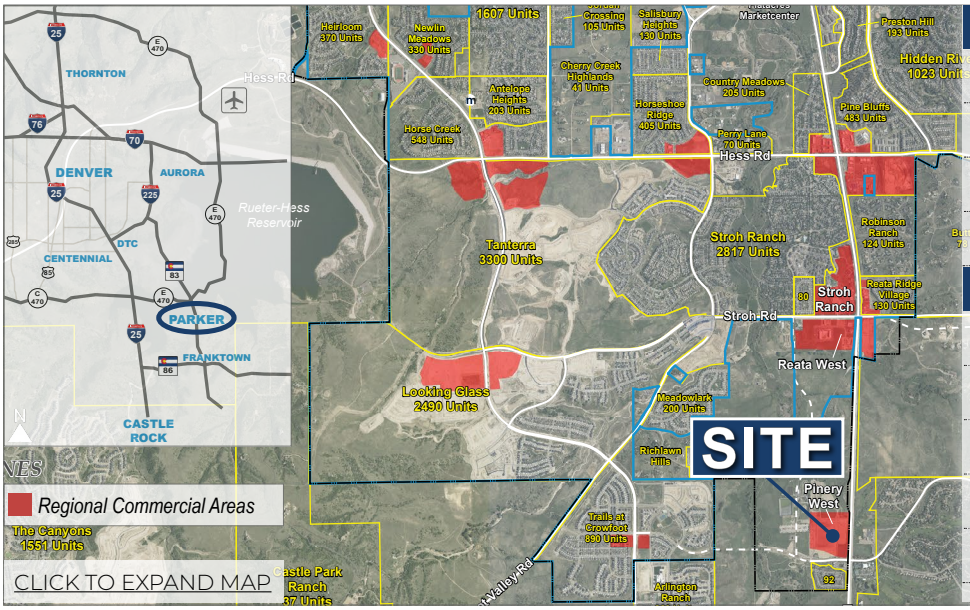
LOTS FOR SALE

PARKER RD. & N. PINERY PKWY.,PARKER

PINERY VILLAGE MASTER PLAN



REGIONAL RESIDENTIAL AERIAL



DEMOGRAPHICS			
Radius	*Population*	*Income*	*Home Value*
1 Mile	2,058	$185,398	$777,590
3 Mile	35,852	$180,669	$777,843
10 Mile	354,302	$164,958	$755,676

TRAFFIC COUNTS
Vehicles Per Day (VPD)
Approx. 5,000 VPD on N. Pinery Pkwy. at E. Lakeview Dr.
Approx. 28,000 VPD on Parker Rd. at N. Pinery Pkwy. (N)
Approx. 36,000 VPD on Parker Rd. at N. Pinery Pkwy. (S)
Approx. 39,000 VPD on Parker Rd. at J. Morgan Blvd.

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BROKERAGE DISCLOSURE

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