



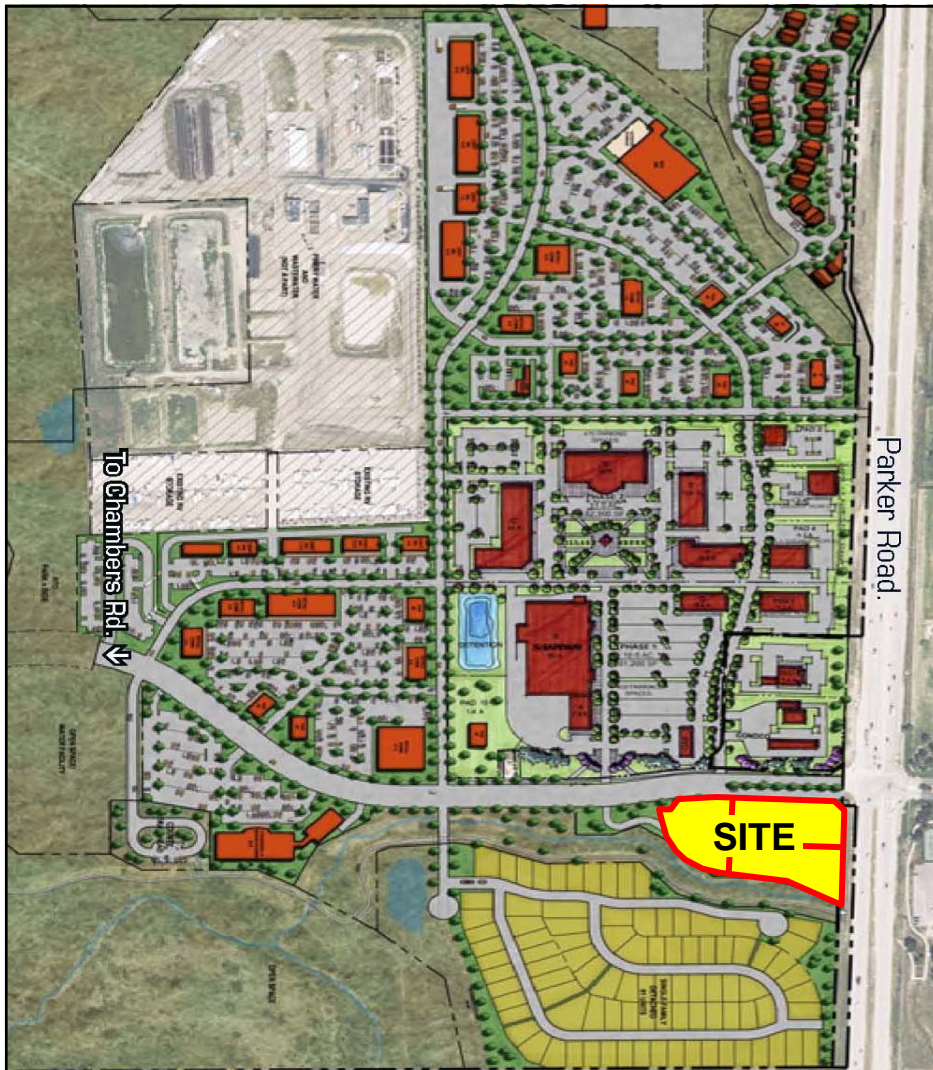
Land and Commercial Property

303-841-1400
www.trevey.com

3 Commercial Corner Lots on Parker Road

Corner Lots at "Pinery West Center" @ NWC Parker Rd. & N. Pinery Pkwy., Parker, CO

Land for Sale



Property Features

- Prime Corner at SWC of high-volume full-movement signalized intersection
- Great location for gas / neighborhood retail / fast food / auto service / bank
- Pinery West Center to be the largest grocery anchored center in Parker
- Approx. 40,000 vehicles per day
- Excellent visibility / exposure
- High demographic area with limited retail services currently available
- Adjacent to 86 new patio homes to be constructed in 2012
- Surrounded by The Pinery, Pradera, The Timbers, The Colorado Golf Club and the Colorado Horse Park
- Site delivered fully graded with all utilities stubbed to the site and ready for construction

Property Details

City / County: Unincorporated Douglas County (Parker address)

Property Size: 3 lots totaling 2.557 Acres m/l (111,383 s.f.)

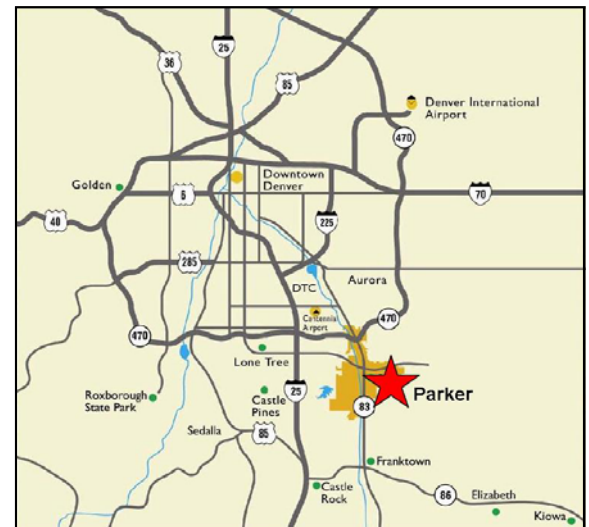
Zoning: Commercial / Retail (P.D. Zoning)

Pricing: \$2,004,892.00 (18.00 p.s.f.) for all 3 lots

Water / Sewer: Pinery Water and Sanitation

Access: Signalized Full movement @ Parker Road & North Pinery Pkwy. Internal access through Pinery West Center

Frontage: 284' on Parker Road / 420' on N. Pinery Pkwy



Mitch Trevey
303-619-7192
mitch@trevey.com

Trevey Company, LLC
Land and Commercial Property
19751 E. Mainstreet Suite R-10
Parker, CO 80134



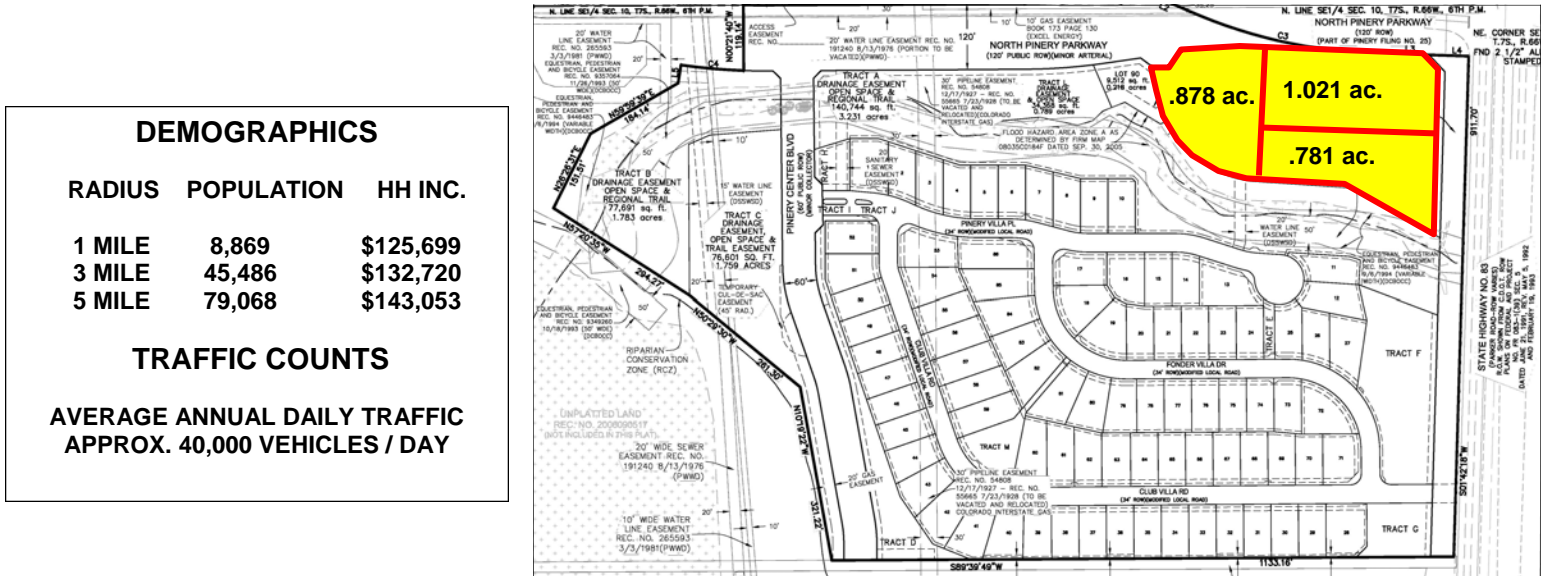
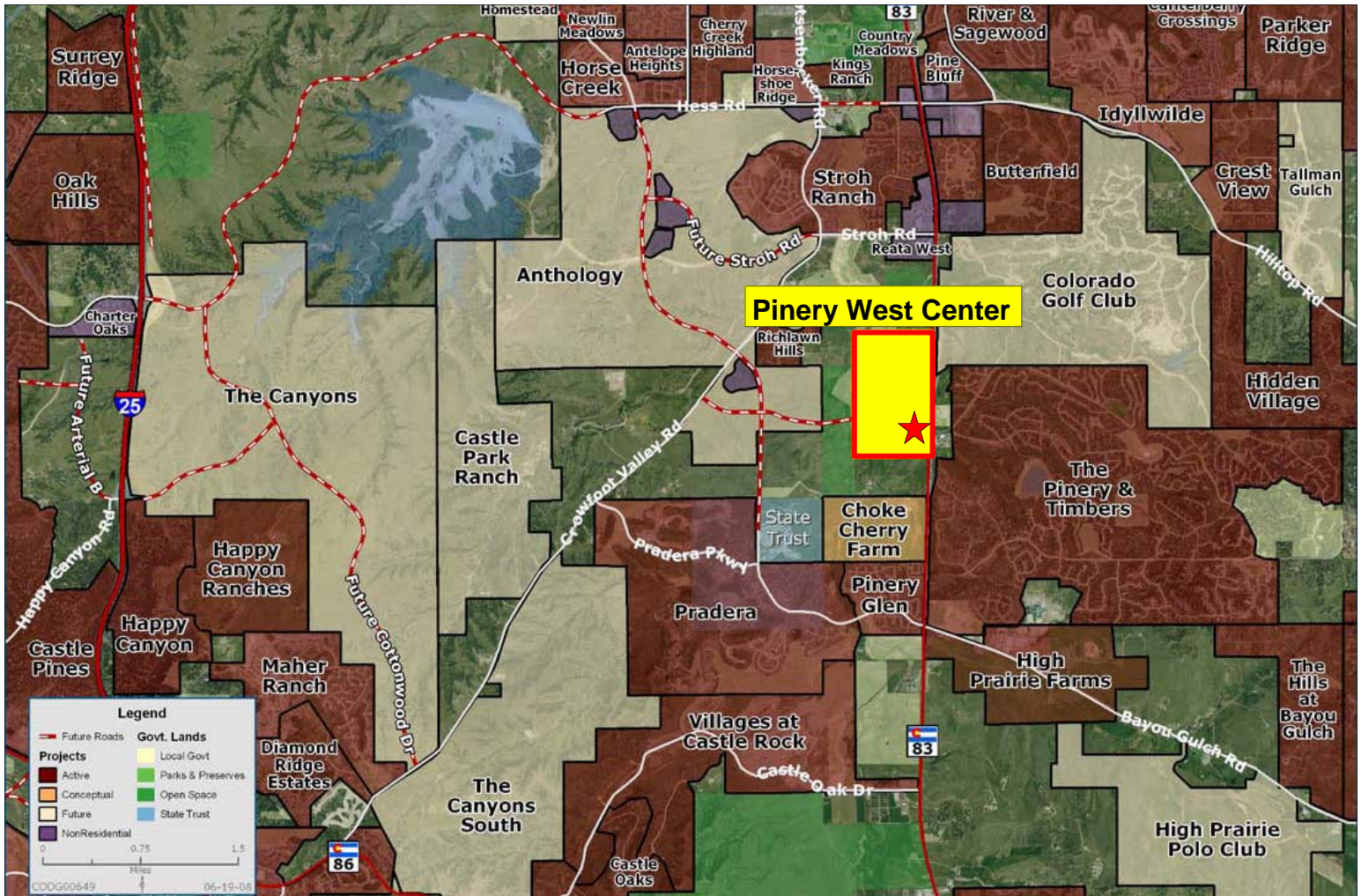
Land and Commercial Property

303-841-1400
www.trevey.com

3 Commercial Corner Lots on Parker Road

Corner Lots at "Pinery West Center" @ NWC Parker Rd. & N. Pinery Pkwy., Parker, CO

Land for Sale



DEMOGRAPHICS

RADIUS	POPULATION	HH INC.
1 MILE	8,869	\$125,699
3 MILE	45,486	\$132,720
5 MILE	79,068	\$143,053

TRAFFIC COUNTS

AVERAGE ANNUAL DAILY TRAFFIC
APPROX. 40,000 VEHICLES / DAY

Mitch Trevey
303-619-7192
mitch@trevey.com

Trevey Company, LLC
Land and Commercial Property
19751 E. Mainstreet Suite R-10
Parker, CO 80134

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.