



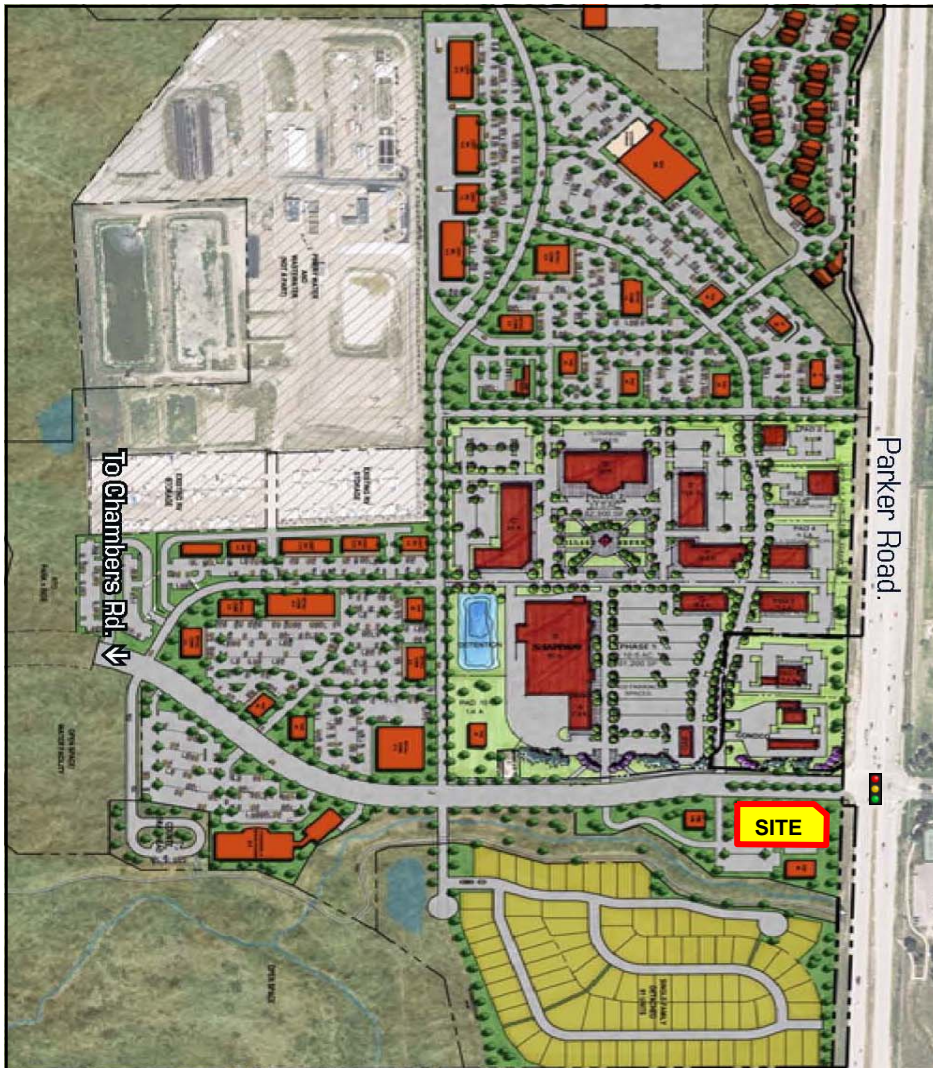
Land and Commercial Property

303-841-1400
www.trevey.com

1 Ac. Commercial Corner Lot on Parker Road

Corner Lot 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: 1.021 Acres m/l (44,475 s.f.)

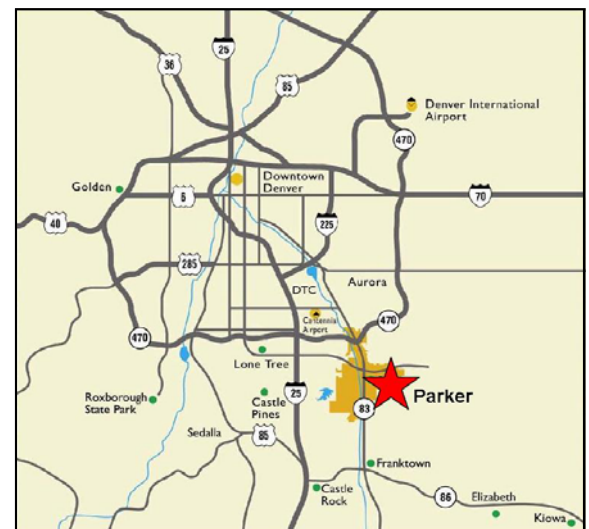
Zoning: Commercial / Retail (P.D. Zoning)

Pricing: \$889,495.00 (\$20.00 p.s.f.)

Water / Sewer: Pinery Water and Sanitation

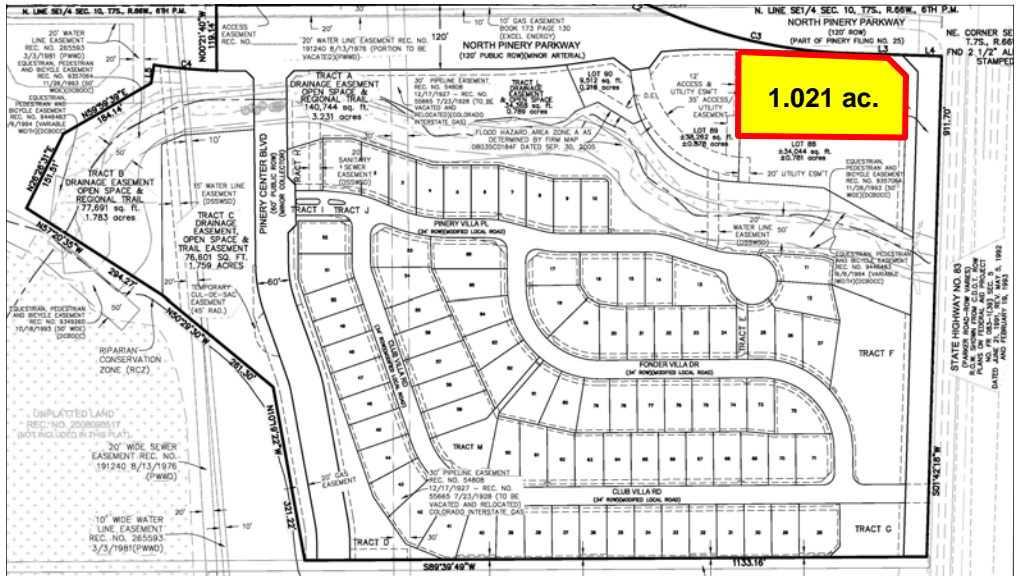
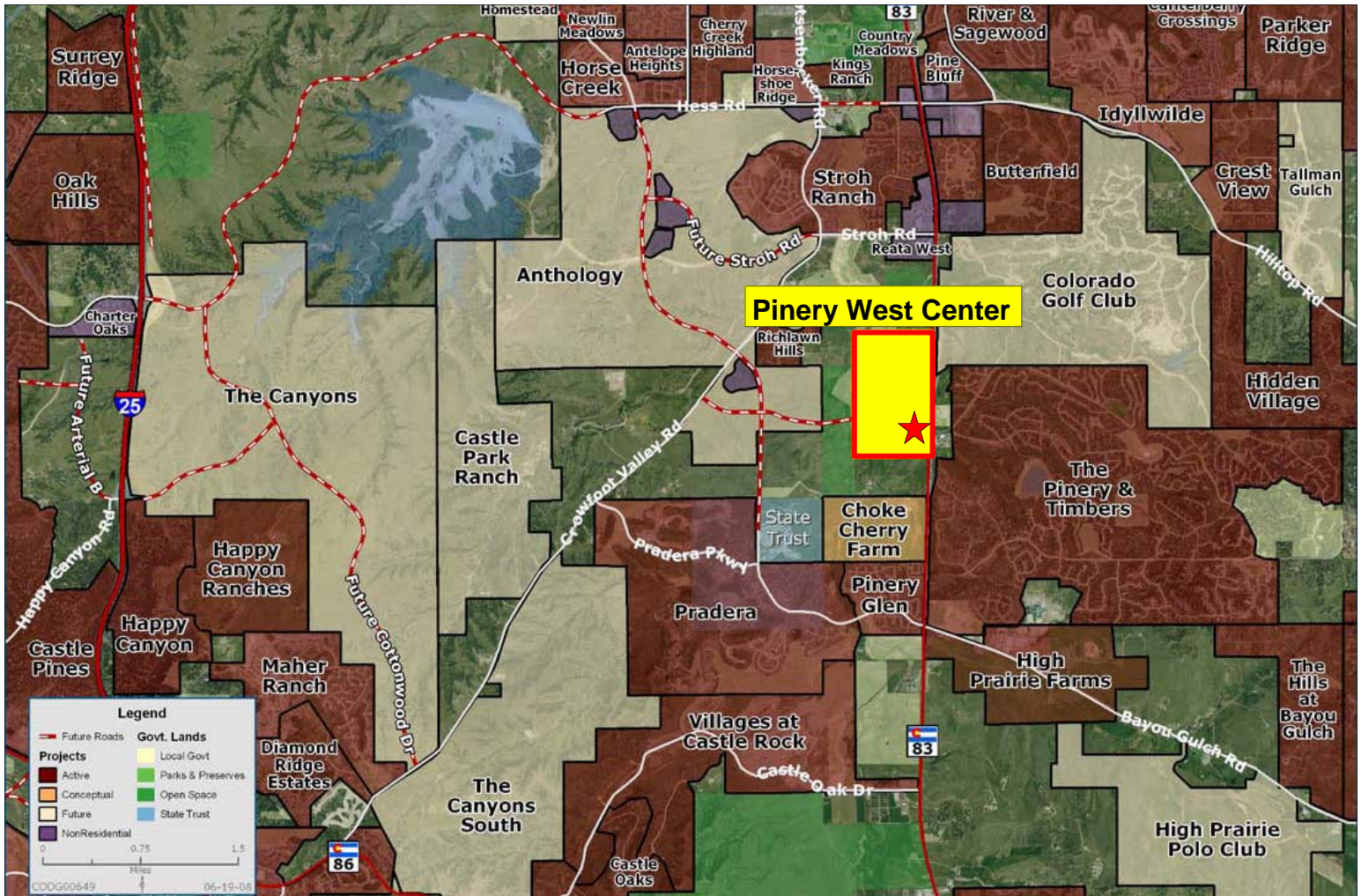
Access: Signalized Full movement @ Parker Road & North Pinery Pkwy. Internal access through Pinery West Center

Frontage: 150' on Parker Road / 300' on N. Pinery Pkwy



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



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

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