



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)

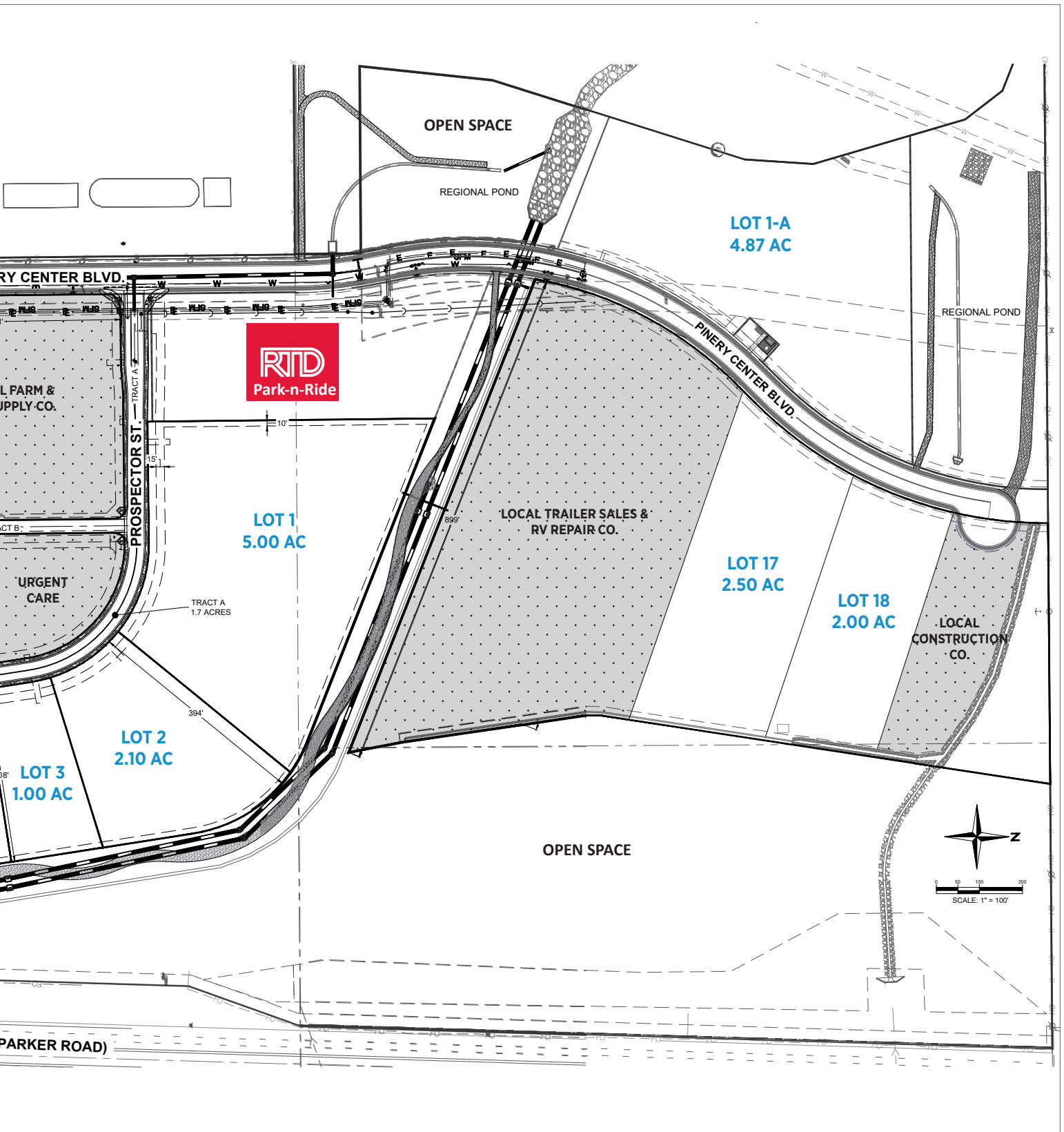
ACCESS Multiple Access Points to
Parker Road

PARKER ROAD & NORTH PINERY PARKWAY, PARKER, CO

The site plan illustrates a commercial development layout. On the left, a large building is labeled **KING Soopers**. To its right, a parking lot is shown with numerous parking spaces. Further right, a **NATIONAL CAR WASH** is indicated, along with a **COFFEE & QUICK-LUBE** area. The plan is divided into several lots, each with a label and acreage:

- LOT 15**: 5.10 AC
- LOT 10**: 1.00 AC
- LOT 11**: 2.50 AC
- LOT 9**: 1.10 AC
- LOT 6**: 1.40 AC
- LOT 5**: 1.00 AC
- LOT 4**: 1.00 AC
- LOT 12**: 1.00 AC

The plan also shows various easements and tracts, including **EX. 20' DRAINAGE EASEMENT**, **TRACT A**, **TRACT B**, and **TRACT C**. Dimensions for lots and easements are provided, such as 598', 337', 374', 397', 256', 568', 388', 43', 291', and 30'. The plan is bounded by **WELLSPRING DRIVE** on the left and **STATE HIGHWAY 83 (I-75)** at the bottom. A **PINE** area is visible at the top right.



PINERY VILLAGE MASTER PLAN



REGIONAL RESIDENTIAL AERIAL

