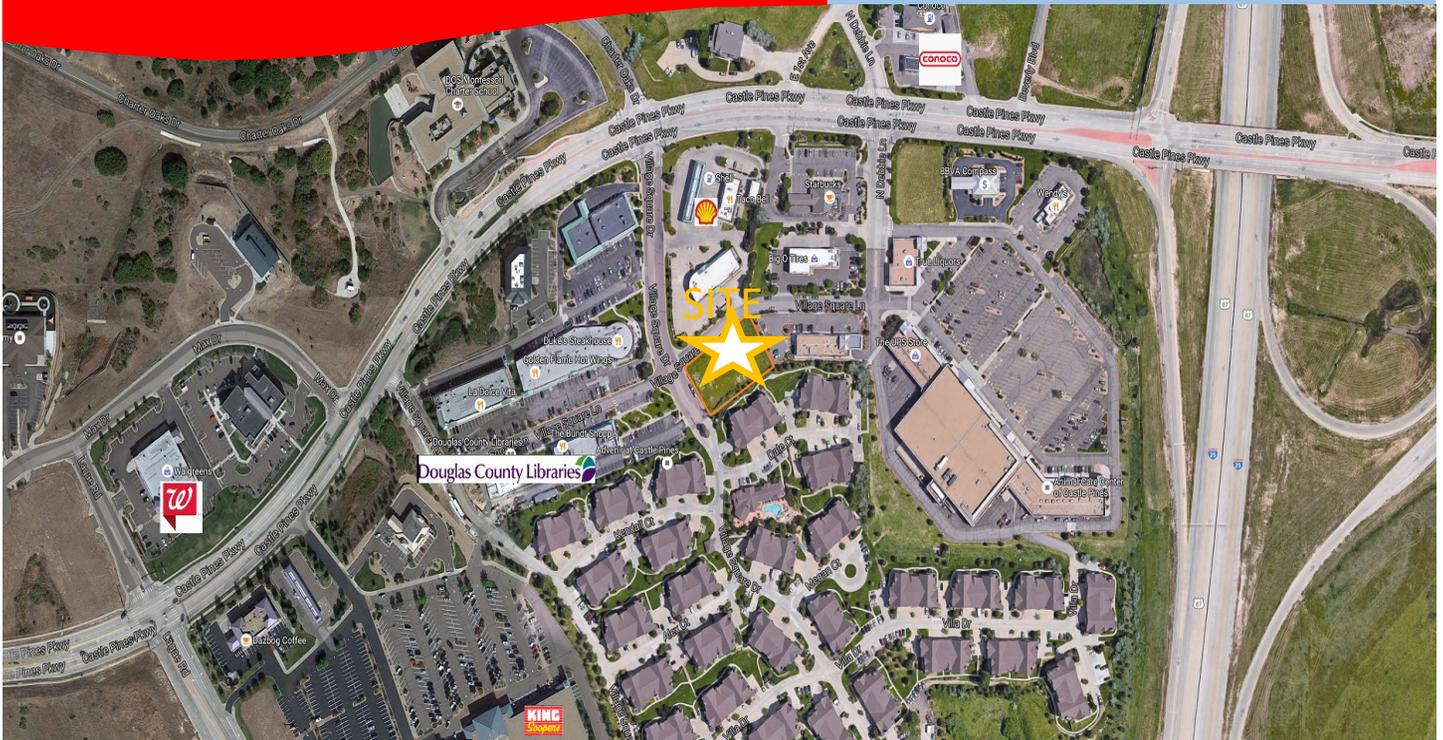


**SEC OF VILLAGE SQUARE DRIVE AND VILLAGE SQUARE LN.  
CASTLE PINES, CO 80109**

**VASUDEV HOLDINGS, LLC**

**(720) 863 4681**

**PAD SITE FOR SALE**



### PROPERTY INFORMATION

THIS PAD SITE IS LOCATED OFF OF CASTLE PINES PARKWAY EXIT ON THE SOUTH EAST CORNER OF VILLAGE SQUARE LN AND VILLAGE SQUARE DRIVE. THE CASTLE PINES DOUGLAS COUNTY LIBRARY AND KING SOOPERS IS IN CLOSE PROXIMITY TO THIS SITE.

GREAT VISIBILITY FROM BEING ON ROAD TO TRAFFIC GENERATED BY NEARBY BUSINESSES AND DOUGLAS COUNTY LIBRARY MAKES IT PERFECTLY POISED FOR RETAIL DEVELOPMENT. ADJACENT TO THIS IS THE MAIN ENTRANCE TO THE APARTMENT COMPLEX.

THE ZONING ON THE PROPERTY ALLOWS FOR A WIDE VARIETY OF RETAIL AND MEDICAL USES, INCLUDING BANKS AND RESTAURANTS (WITH DRIVE-THRU FACILITIES), DENTAL AND VETERINARY OFFICES AND RETAIL SERVICES.

### PROPERTY FEATURES

**LOT SIZE: 0.595 Acres (25918.2 Sq.Ft.)**

**SALE RATE: \$803,465/-**

**ZONING: B-BUSINESS DISTRICT**

**2024 TAXES: \$11,451.30**

For more information, please contact:

**VIK SHAH**

VASUDEV HOLDINGS, LLC

MANAGING DIRECTOR

(720) 863 4681

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