

LAND FOR SALE

CROWN POINT CENTER LOT #1

NEC OF E-470 & PARKER ROAD, PARKER, CO 80134

TREVEY
COMMERCIAL



PROPERTY FEATURES

- **Last Remaining Lot Available in Crown Point Center**
- Zoning Allows for Drive-Thru, Fast-Food, Office, Medical, Restaurant & Retail Users
- Great Retail Location in Crown Point Center Featuring Costco, Trader Joe's, Raising Cane's, Chipotle, Recently Opened Whole Foods Market, a New PNC Bank Coming Soon & More
- High Visibility & Easy Access to Parker Road & E-470
- Close Proximity to Multiple New Housing Developments
- Expansive Mountain Views Ideal for Restaurants
- 2 Minutes to E-470, 5 Minutes to I-25, 30 Minutes each to Downtown Denver, Castle Rock & Denver International Airport

PROPERTY DETAILS

LOT SIZE	2.071 AC
SALE PRICE	\$4,250,000 (\$47.13 / SF)
TAXES	\$41,349 (2025)
ZONING	PD / Commercial / Retail
UTILITIES	CORE / Xcel Energy
WATER / SAN	Cottonwood Water & Sanitation District
CITY / COUNTY	Parker / Douglas

REGIONAL AERIAL

COTTONWOOD (Single Family Homes)

KING Scoopers

S. PARKER ROAD (±39,000 VPD)

Hertz

COTTONWOOD

SITE

Bell Parker Ranch (Apartments)

WHOLE FOODS MARKET

Hampton by Hilton

Pine Grove Assisted Living (Apartments)

STONE CANYON (Apartments)

E-470 (±47,000 VPD)

LIFETIME FITNESS

Advent Health Parker

Homegrown Tap & Dough

IMAGINE Early Education & Childcare

McDonald's

RED ROBIN GOURMET BURGERS

SALTGRASS STEAKHOUSE

DRIVE TIMES:

- E-470: 0.9 Miles
- I-25: 6.3 Miles
- Castle Rock: 19.4 Miles
- Denver: 24.1 Miles
- D.I.A.: 26.8 Miles

TREVEY COMMERCIAL

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