

SEC of Pecos St & W 122nd Ave
Westminster CO

LAND FOR SALE

Park Center Office Land

2.5158 Acres (109,588 SF)

0.3 - 2.0 FAR (Floor Area Ratio)

Flat topography for easy development

Good Demographics and Traffic Counts

SALE PRICE \$680,000 (\$6.21/SF)



Westminster



Webster Lake



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REAL ESTATE GROUP

Office Land for Sale

City: Westminster
County: Jefferson
Zoning: PUD

- Excellent location in North Denver Submarket
- Easy access to I-25 on 120th Ave
- Strong Rental Market with low office vacancy
- Existing Improvements add significant value
- Built out parking lot with 100 spaces

Allowable uses include, but are not limited to:

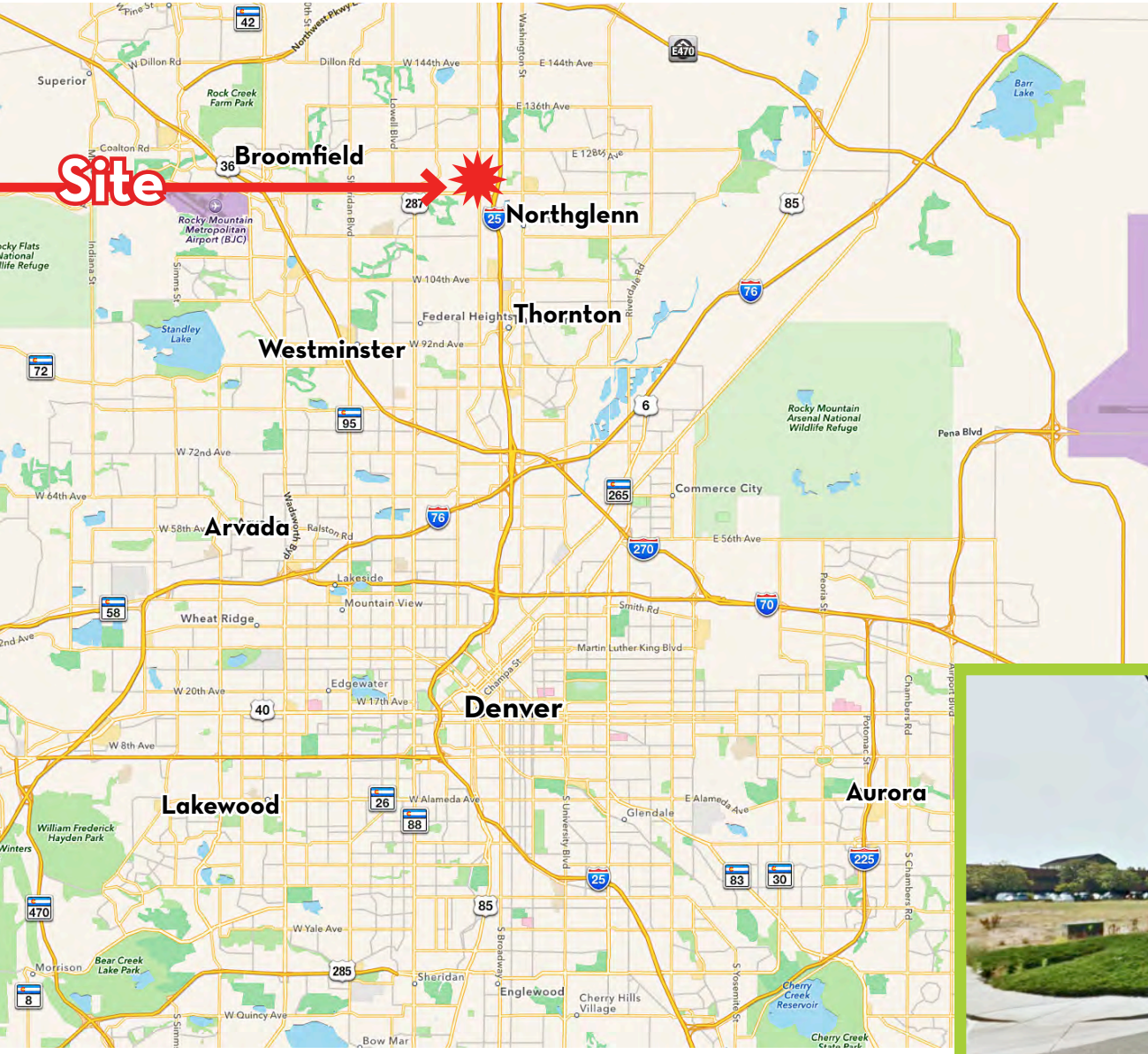
- Public Utilities
- Real Estate Buildings
- Radio and Televisions Towers
- Office Uses
- Public Schools
- Hardware Store
- Greenhouse and/or Nurseries
- All Uses Owned and Operated by the City

The PUD District is intended to provide the means and the guidelines through which tracts of land are developed through an overall development plan that integrates the land uses and site considerations for the land as a unit, rather than the traditional standard treatment of land uses. It is intended to reflect maximum design freedom to make the best use of topography and land features and to permit the developer an opportunity to more fully utilize the physical characteristics of the site through the reduction of lot sizes and the absence of setback and bulk restrictions; to provide for diversification and flexibility in housing types, housing prices, and overall design; to encourage innovative development of smaller parcels of land that have been passed over; to encourage mixed-use developments, including uses such as residential, office, and commercial; and to encourage higher quality development than possible under traditional standard zoning regulations. Through the Planned Unit Development zoning process, it is the intent that property will be developed with a unified design providing continuity between the various elements.





Park Centre OFFICE LAND FOR SALE



Demographics:

Population	1 Mile	3 Miles	5 Miles
2015 Estimate	8,370	118,178	302,144
2020 Projection	9,115	128,313	328,404
Median Age	33.2	35.7	34.8
Households	1 Mile	3 Miles	5 Miles
2015 Estimate	3,725	45,179	110,083
2020 Projection	4,050	49,004	119,554
Household Size	2.2	2.6	2.7
Household Income	1 Mile	3 Miles	5 Miles
2015 Average	\$75,553	\$85,841	\$83,842
2015 Median	\$56,554	\$69,183	\$67,792

Traffic Counts:

W 120th Ave at Pecos St:..... 44,326+/- VPD
 Huron St at W 120th Ave:..... 20,393+/- VPD
 Pecos St at 121st Ave:..... 9,143+/- VPD



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