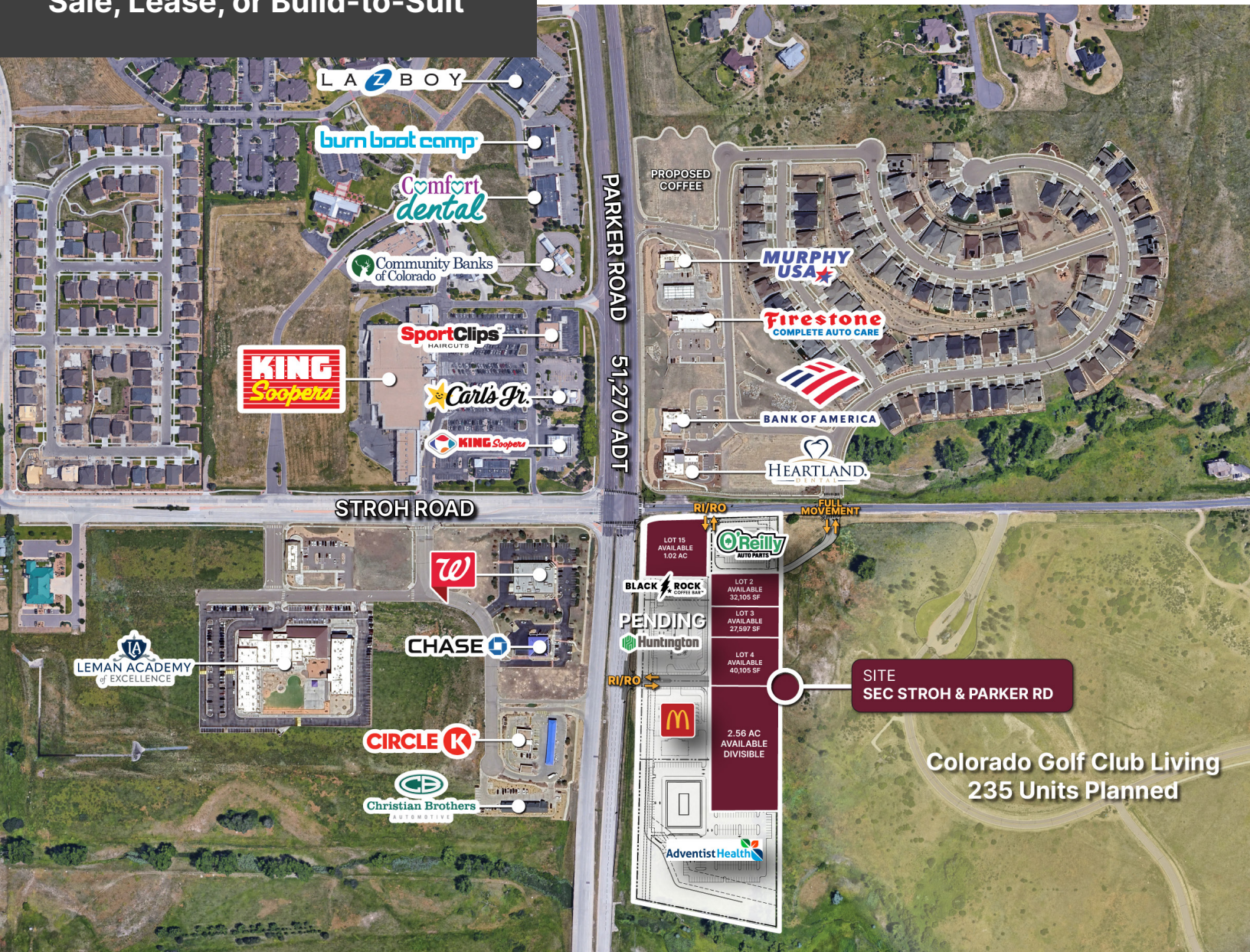


Pads & Land Available For
Sale, Lease, or Build-to-Suit

Parker Pointe

SEC STROH ROAD & PARKER ROAD | PARKER, CO



PROPERTY HIGHLIGHTS

- Located across from King Soopers grocery
- Explosive residential growth within the surrounding communities of Anthology, Hess Ranch, and Crowfoot
- High income trade area
- Great visibility along the high traffic corridor of Parker Rd

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SH

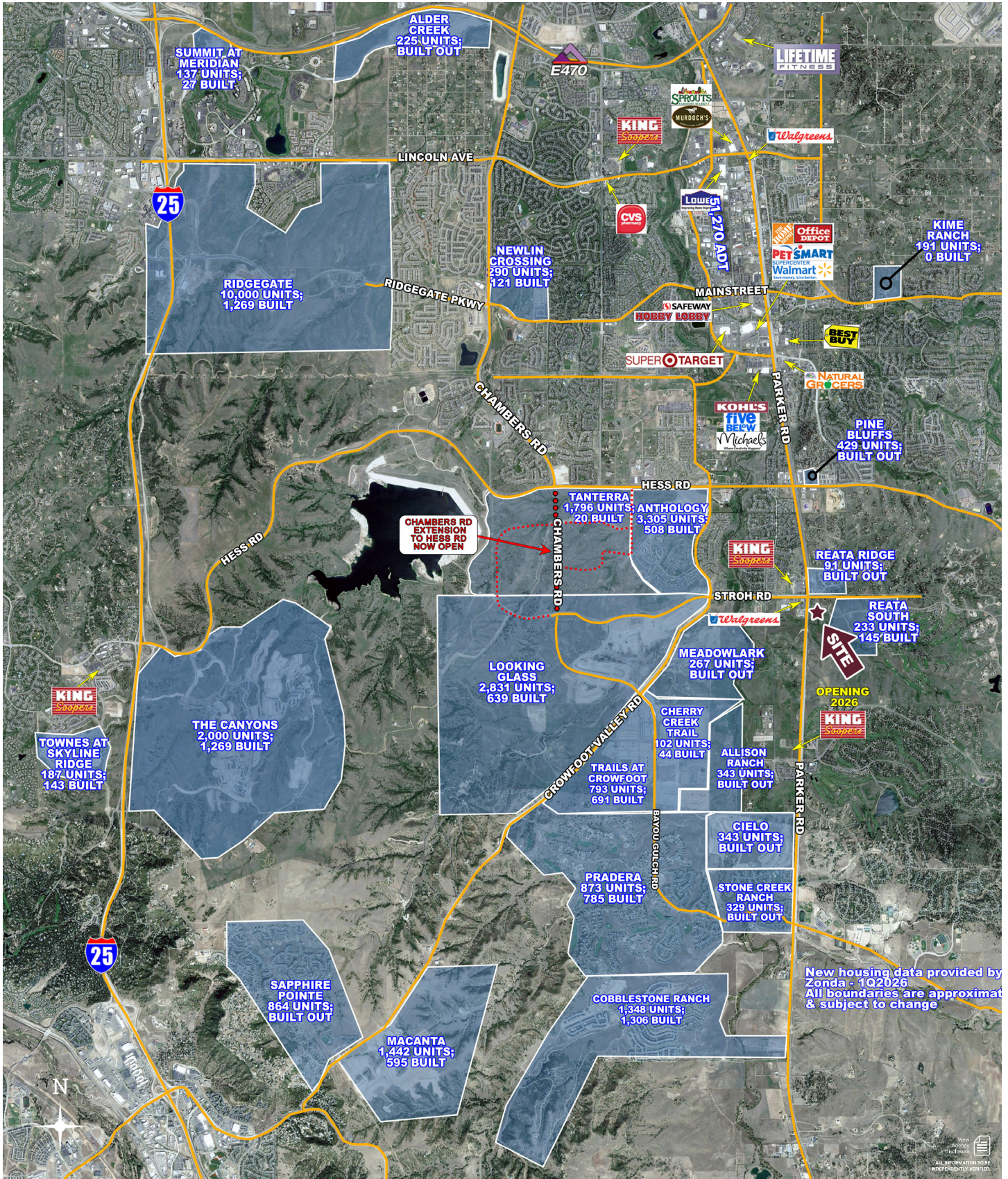
SITE PLAN

PARKER POINT | STROH ROAD & PARKER ROAD



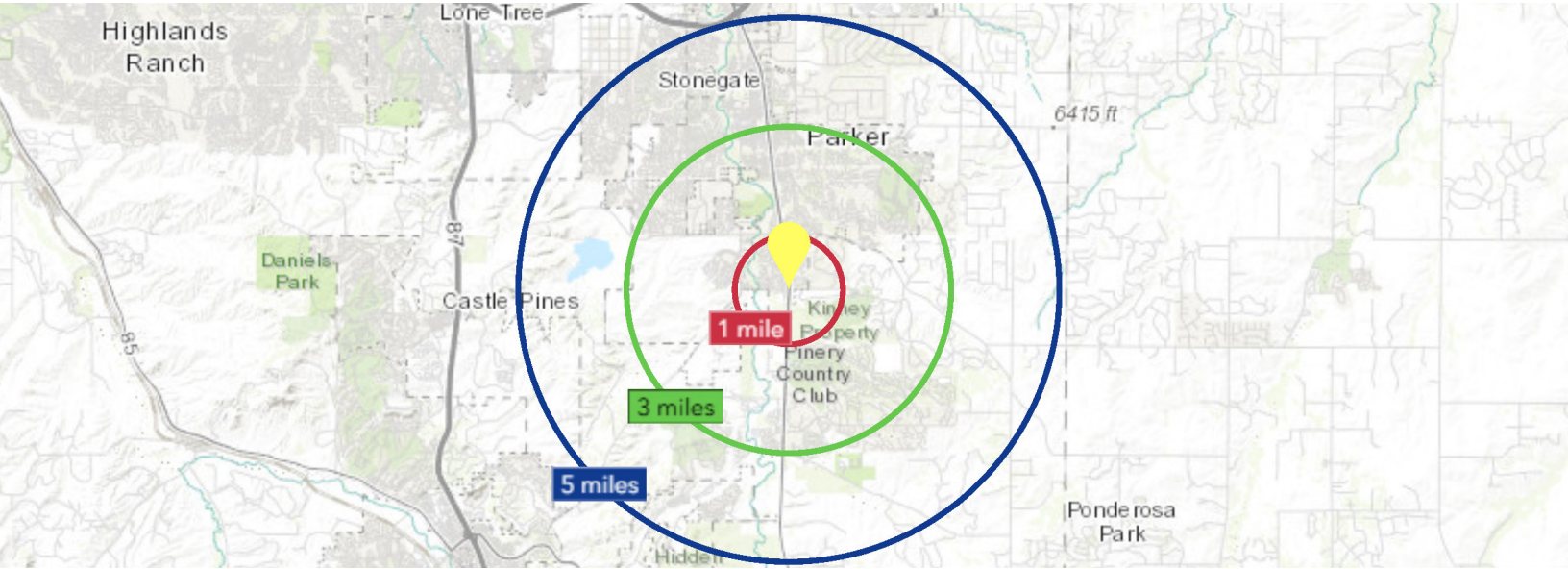
TRADE AREA

PARKER POINT | STROH ROAD & PARKER ROAD



DEMOGRAPHICS

PARKER POINT | STROH ROAD & PARKER ROAD



DEMOGRAPHICS | COMPARISON SUMMARY

Categories	1 Mile	3 Miles	5 Miles
ESTIMATED POPULATION	5,048	53,193	102,613
PROJECTED POPULATION IN 2030	5,635	58,140	113,688
AVERAGE HOUSEHOLD INCOME	\$140,410	\$187,925	\$194,167
DAYTIME POPULATION (EMPLOYEES)	1,293	11,111	24,765

SOURCE: ESRI 2025

TRAFFIC COUNTS

Location	Cars/Day
PARKER RD NORTH OF TWENTY MILE RD	42,858 ¹
PARKER RD NORTH OF PINERY PKWY	51,270
STROH RD WEST OF PARKER RD	10,368

SOURCE: ESRI 2022, ¹2019

