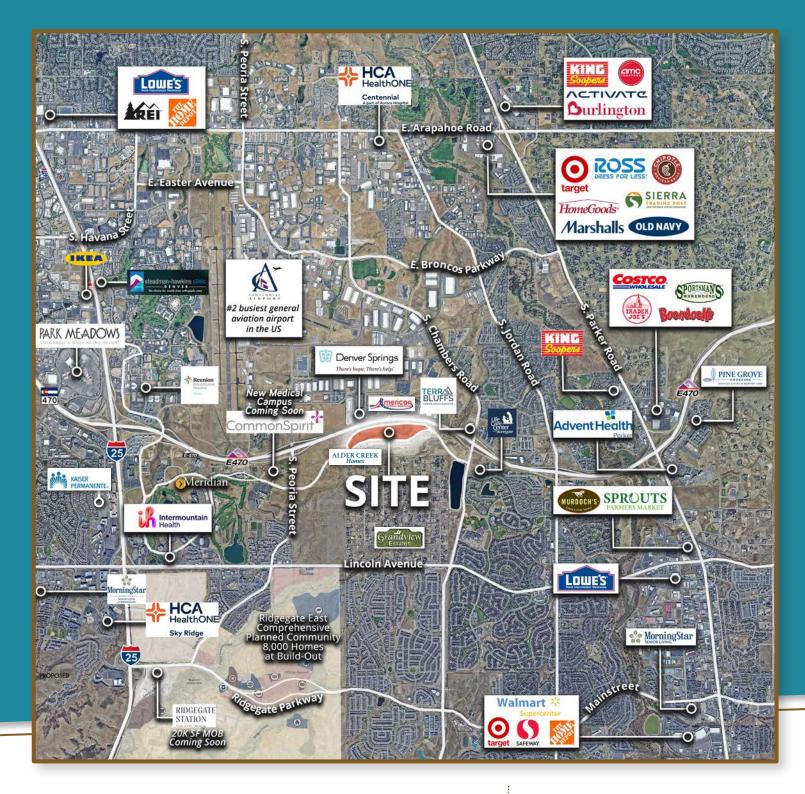
AREA MAP





For Industrial:

TJ Smith, SIOR

303.283.4576 tj.smith@colliers.com

Nick Rice

720.833.4620 nick.rice@colliers.com

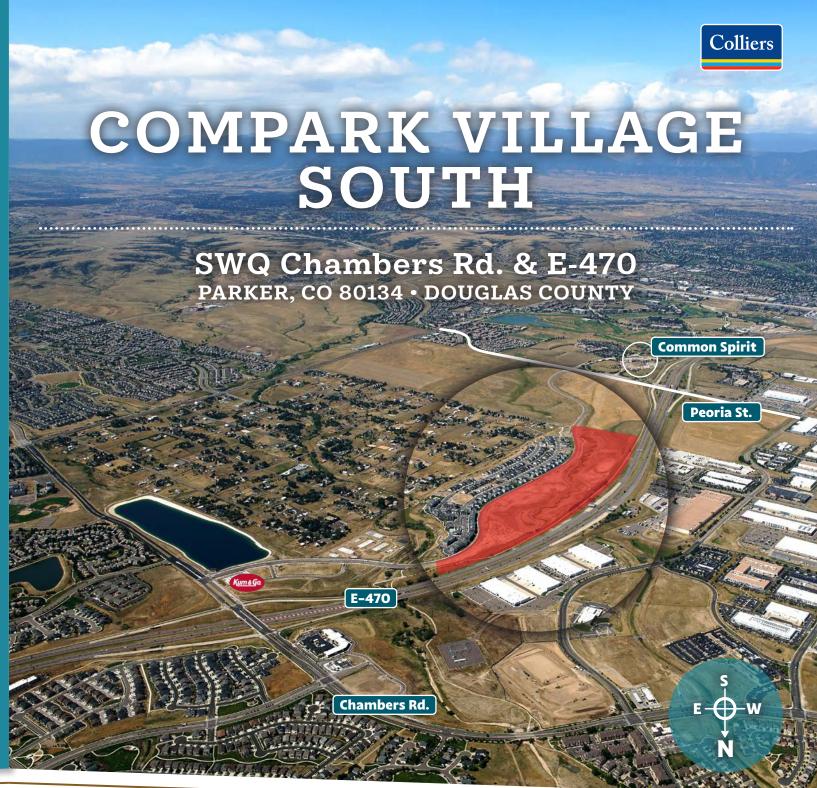
For Medical Office:

Jeremy Reeves

720.317.9678 jeremy.reeves@colliers.com

Audrey Wilson

303.565.3793 audrey.wilson@colliers.com This communication has been prepared by Colliers Denver for advertising and/or general information only. Colliers Denver makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers Denver excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this documen and excludes all liability for loss and damages arising there from. This licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



PARKER, COLORADO

LAND FOR SALE

INDUSTRIAL/FLEX & MEDICAL OFFICE

41.9 ACRES FRONTING E-470

Surrounded by New/Under Construction Multi-Family, Single Family Homes, Retail, Flex and Medical Campus

AREA HIGHLIGHTS

- Located near newly developed industrial/flex properties, Common Spirit Medical Campus, and Centennial Airport
- Easy access to E-470 and I-25 via Chambers & Peoria
- Fast growing, SE Denver suburb

PROPERTY INFORMATION

• Lot Information: 41.91 Acres

• Price: Contact Broker

• City/County: Town of Parker, Douglas County

• Frontage: E-470

Zoning:

Tract PA-13 = Light Industrial Flex

Tract PA-14 = Office/Employment

Tract PA-15 = Neighborhood Commercial

• Water/Sanitation: Stonegate Village Metro District

• Gas/Electric: Xcel Energy (gas) / CORE Electric Cooperative (electric)

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TRAFFIC COUNTS				
Chambers Rd. S/O E-470: 13,010 VPD	Peoria N/O E-470: 13,706 VPD			
Chambers Rd. N/O E-470: 9,390 VPD	Peoria S/O E-470: 12,971 VPD			
E-470 W/O Chambers Rd.: 47,643 VPD	E-470 W/O Peoria: 48,174 VPD			
E-470 E/O Chambers Rd.: 43,397 VPD	E-470 E/O Peoria: 46,794 VPD			
MPSI 2025 estimates				

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles			
2025 Total Population	1,801	67,345	180,507			
2025 Total Daytime Population	4,187	107,141	243,393			
Average Household Income	\$171,814	\$143,674	\$170,369			
Source Esri forecasts for 2025						

PROPOSED SITE PLAN CONCEPTS*

Industrial/Flex:

22.72 acres

Office/Employment/ Medical Office:

10.19 acres

Neighborhood/ Commercial/Medical Office:

9 acres

INDUSTRIAL/FLEX

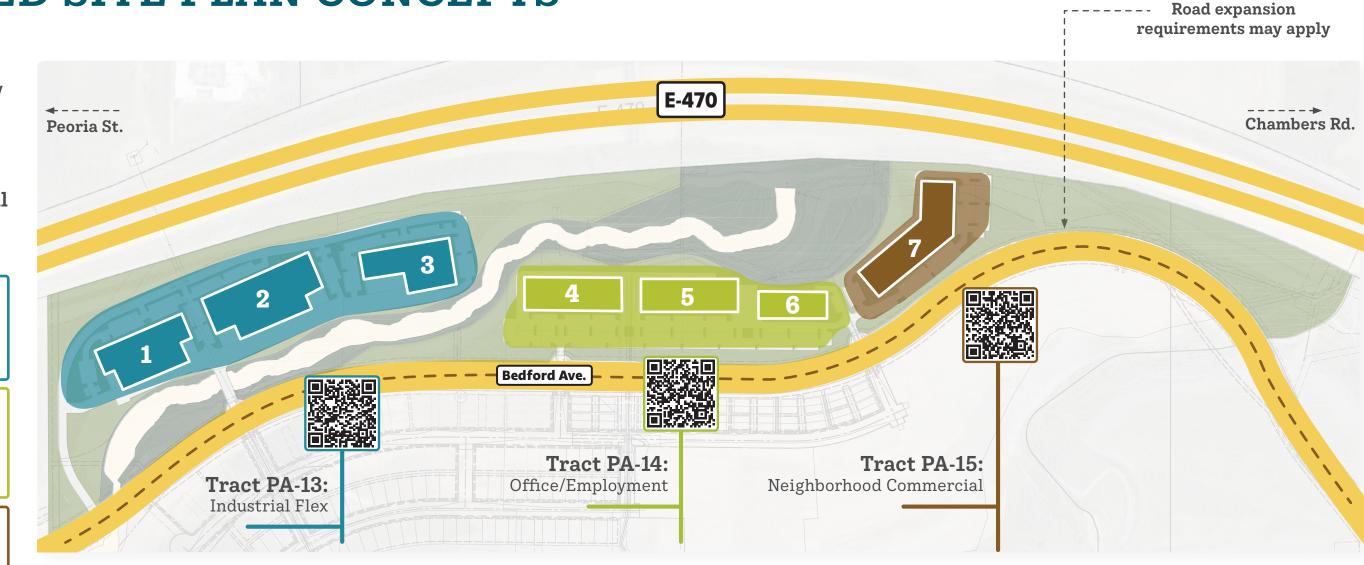
- **Building 1:** 57,380 SF
- **Building 2:** 80,640 SF
- **Building 3:** 50,520 SF

OFFICE/EMPLOYMENT

- **Building 4:** 43,750 SF
- **Building 5:** 43,750 SF
- **Building 6:** 25,000 SF

NEIGHBORHOOD/ COMMERCIAL

• **Building 7:** 64,400 SF



*Building layouts are conceptual