

AREA MAP



COMPARK VILLAGE SOUTH

SWQ Chambers Rd. & E-470
PARKER, CO 80134 • DOUGLAS COUNTY



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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)

| 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 |
| <i>MPSI 2025 estimates</i> | |

| 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 |
| <i>Source Esri forecasts for 2025</i> | | | |

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*