

**2.72 AC RETAIL PAD
FOR SALE OR GROUND LEASE**

SEC CHAMBERS & COTTONWOOD

**TERRA
BLUFFS**
SENIOR LIVING ELEVATED

NATIONAL
COFFEE
CONCEPT
COMING
SOON

NATIONAL
HAMBURGER
CONCEPT
COMING
SOON

HOTEL
COMING
SOON

**2.72
AC**

Cottonwood
Master Planned
Community
2,000 units

Proposed
RI/RO

Cottonwood
Highlands
238 units

COTTONWOOD DR

S. CHAMBERS ROAD

E470

NEW MIXED-USE
DEVELOPMENT
COMING SOON!
RETAIL/OFFICE/HOSPITALITY
MULTI-FAMILY



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Can be divided into multiple parcels

Contact broker for pricing

HIGHLIGHTS

- Signalized intersection location at the Chambers Rd. exit off of E-470
- At the entrance to the Cottonwood Development - over 2,000 domestic units
- Dense residential and retail corridor
- National hotel, coffee & fast food concept coming soon directly across the street
- Automotive & daycare are approved uses

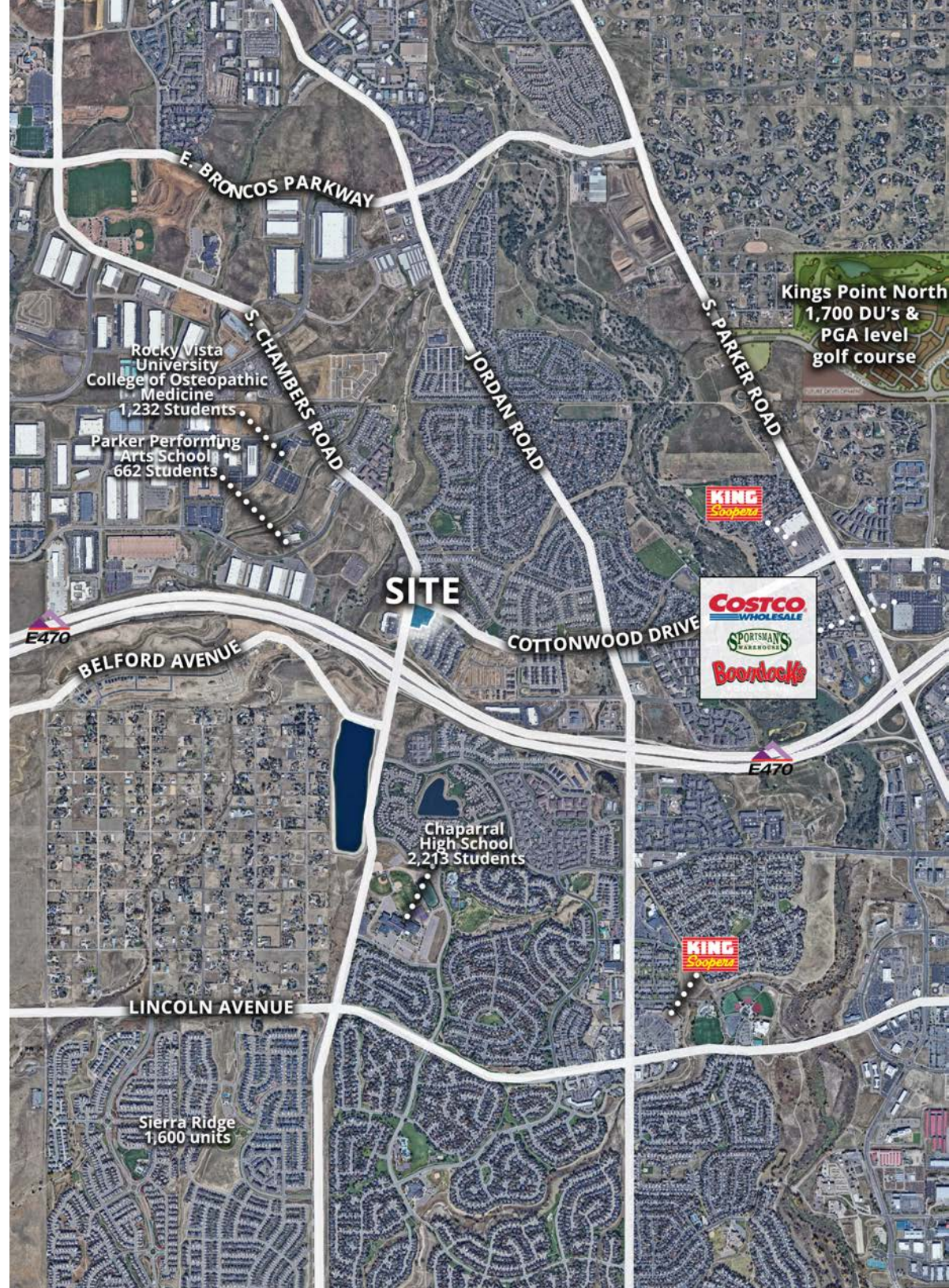
TRAFFIC COUNTS

S. Chambers Rd. North of Cottonwood Dr.:
14,788 VPD

S. Chambers Rd. South of Cottonwood Dr.:
9,618 VPD

E-470 West of S. Chambers Rd.:
47,495 VPD

E-470 East of S. Chambers Rd.:
44,166 VPD





Trails Edge Apartments
190 MF units
under construction

Kings Point North
1,700 units &
110 AC PGA level
golf course

Compark Business
Campus
1,000+
employees

New Retail
Coming Soon

Cottonwood
Master Planned Community
2,000 units



Kings Point South
2,000+ units



Cottonwood Drive



Gathering Place
at Parker
COMING SOON!
CHICKEN
N PICKLE

Belford Avenue
Alder Creek Community
225 units proposed

Cottonwood Highlands
238 units
under construction



New Retail
Coming Soon

Grandview Estates
217 households

Challenge to
Excellence
Charter School
538 students



Advent Health
179 beds Parker

Chaparral
High School
2,009 students



Stonegate
3,341 households



AREA AMENITIES



Lincoln Avenue

SEC

CHAMBERS & COTTONWOOD

NATIONAL
COFFEE
CONCEPT
COMING
SOON!

Proposed
RI / RO

Proposed
RI / RO

Brokerage
Disclosure



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