

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		
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

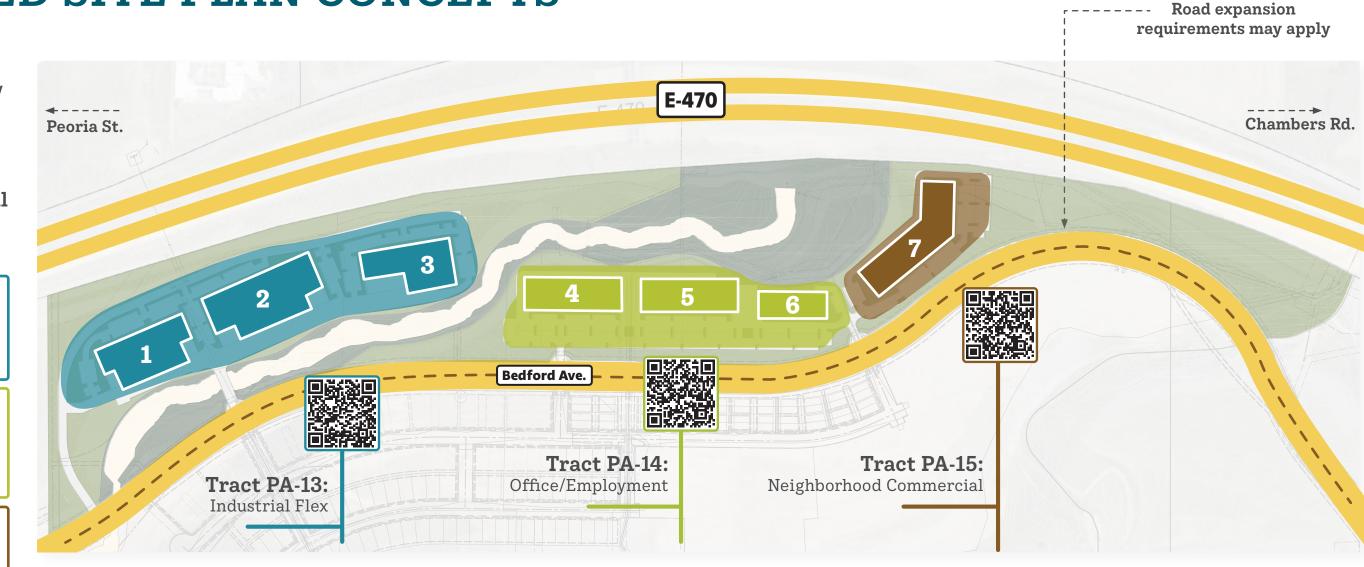
- **Building 1:** 57,380 SF
- **Building 2:** 80,640 SF
- **Building 3:** 50,520 SF

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

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

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