

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

# SEC CHAMBERS & COTTONWOOD

**TERRA  
BLUFFS**  
SENIOR LIVING ELEVATED

**NOW  
OPEN!**



**COMING  
SOON**



**HOTEL  
COMING  
SOON**

**2.72  
AC**

**Cottonwood  
Master Planned  
Community  
2,000 units**

**Proposed  
RI/RO**

**COTTONWOOD DR**

**Cottonwood  
Highlands  
238 units**

**NEW MIXED-USE  
DEVELOPMENT  
COMING SOON!**

**RETAIL/OFFICE/HOSPITALITY  
MULTI-FAMILY**

**Colliers**

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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, Starbucks & McDonald's coming soon directly across the street
- Automotive & daycare are approved uses

## TRAFFIC COUNTS

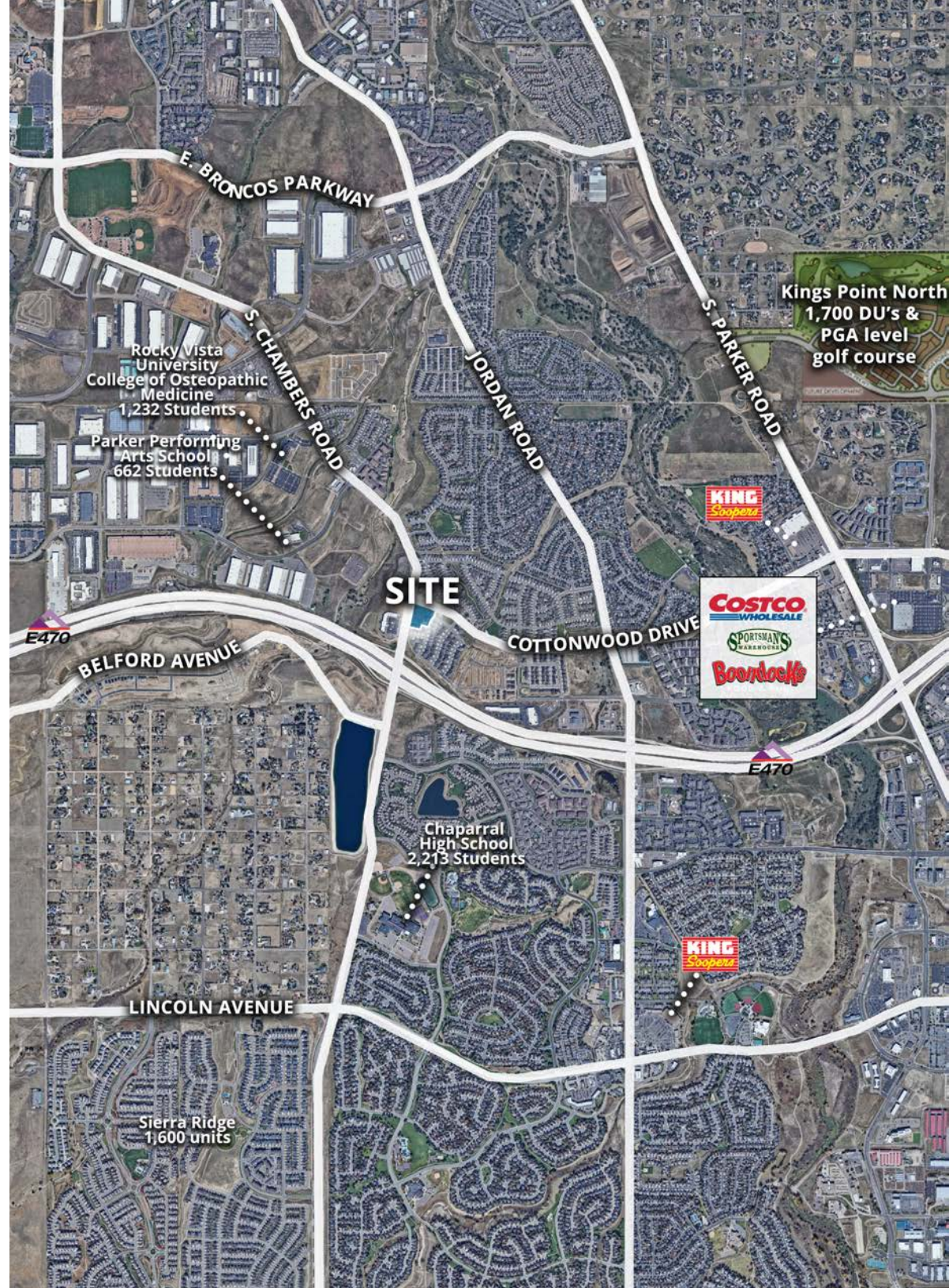
S. Chambers Rd. North of Cottonwood Dr.:  
**14,183 VPD**

S. Chambers Rd. South of Cottonwood Dr.:  
**14,016 VPD**

E-470 West of S. Chambers Rd.:  
**47,643 VPD**

E-470 East of S. Chambers Rd.:  
**43,397 VPD**

MPSI 2025 estimates







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

Cottonwood  
Master Planned Community  
2,000 units

**COSTCO WHOLESALE** **SPORTSMAN'S WAREHOUSE**  
**MOD** **TRADER JOE'S** **Cane's**  
**Freddy's** **Boondocks**

Kings Point South  
2,000 + units

**american**  
400+  
employees

**STARBUCKS COFFEE** **McDonald's**

**TERRA BLUFFS**  
BENDING LIVING ESSENTIALS

**KING SCoopers**

**SCOOTERS**

Gathering Place  
at Parker  
COMING SOON!  
**CHICKEN  
N PICKLE**

**LIFE TIME**  
LOS DOS **McDonald's**  
POTRILLOS

Belford Avenue  
Alder Creek Community  
225 units proposed

Cottonwood Drive  
Cottonwood Highlands  
238 units  
under construction

New Retail  
Coming Soon

Grandview Estates  
217 households

Challenge to  
Excellence  
Charter School  
538 students

**BIG 5** **20 Mile Top House**  
**SPRINGHILL SUITES** **Walmart**

**Advent Health**  
179 beds Parker  
**Chick-fil-A** **Wendy's**

Chaparral  
High School  
2,009 students

Stonegate  
3,341 households

**SLIM CHICKENS**

**KING SCoopers**

**SPROUTS FARMERS MARKET**  
**MURDOCH'S** **Berry's**

**LOWE'S**

# AREA AMENITIES

Lincoln Avenue



# SEC

## CHAMBERS & COTTONWOOD

NOW  
OPEN!



COMING  
SOON!



Proposed  
RI / RO

Proposed  
RI / RO

Brokerage  
Disclosure



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