

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

SEC CHAMBERS & COTTONWOOD

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

Colliers

E470



**TERRA
BLUFFS**
SENIOR LIVING ELEVATED

S. CHAMBERS ROAD

Proposed
RI/RO

**2.72
AC**

HOTEL
COMING
SOON

Cottonwood
Master Planned
Community
2,000 units

Cottonwood
Highlands
238 units

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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

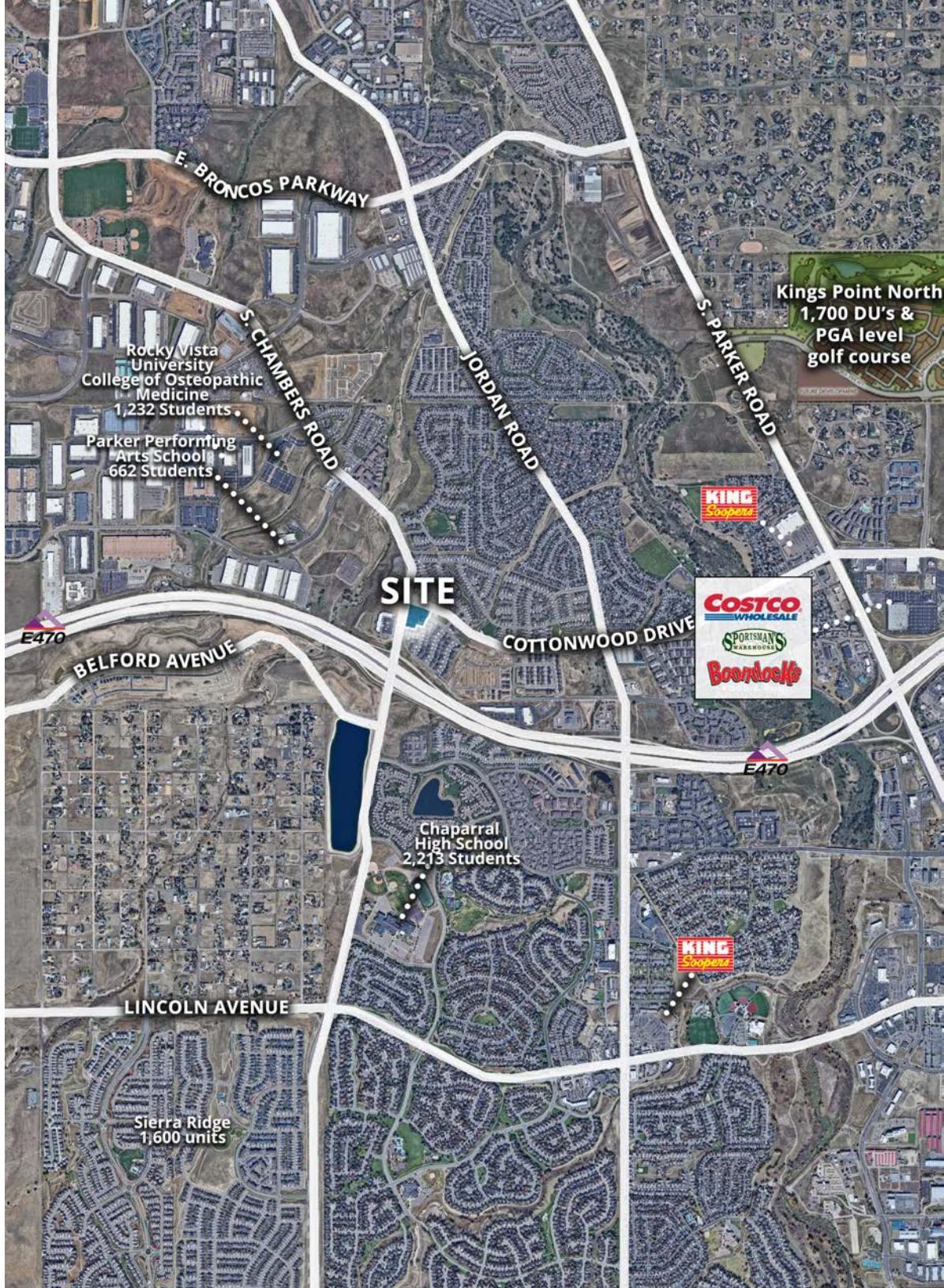
S. Chambers Rd. North of Cottonwood Dr.:
14,183 VPD

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





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Brokerage Disclosure



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