

# PARKGLENN

LAND FOR SALE



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SALE PRICE  
\$1.42M



LOT SIZE  
1.92 Acres



SITE PLAN CONCEPT  
Medical Office Building



**QUIVER**  
INVESTMENTS

10196 Parkglenn Way  
Parker, Colorado



## LOCATION OVERVIEW

**LOWE'S**

**MURDOCH'S**  
RANCH & HOME SUPPLY

**E470**

**PARKER ADVENTIST  
HOSPITAL**

**LINCOLN AVENUE  
30,800 VPD (2022)**

**PARKER ROAD  
48,800 VPD (2022)**

**DOWNTOWN PARKER**

**EXISTING BUILDING  
ALSO AVAILABLE FOR SALE  
CONTACT BROKER FOR MORE INFO**

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## CONCEPTUAL SITE PLAN



This is an exciting development opportunity for general or medical office and/or retail. The site is located right off Parker Road with 48,800 VPD, convenient access to downtown Parker, E470, Parker Adventist Hospital and an astounding amount of retail amenities in the immediate area.

- **Parcel Numbers:** R0496858 and R0360477
- **County:** Douglas
- **Acres:** 1.92
- **Zoning:** Planned Development (Parkglenn 1st AMD)
- **Uses:** Commercial Retail & Office Development

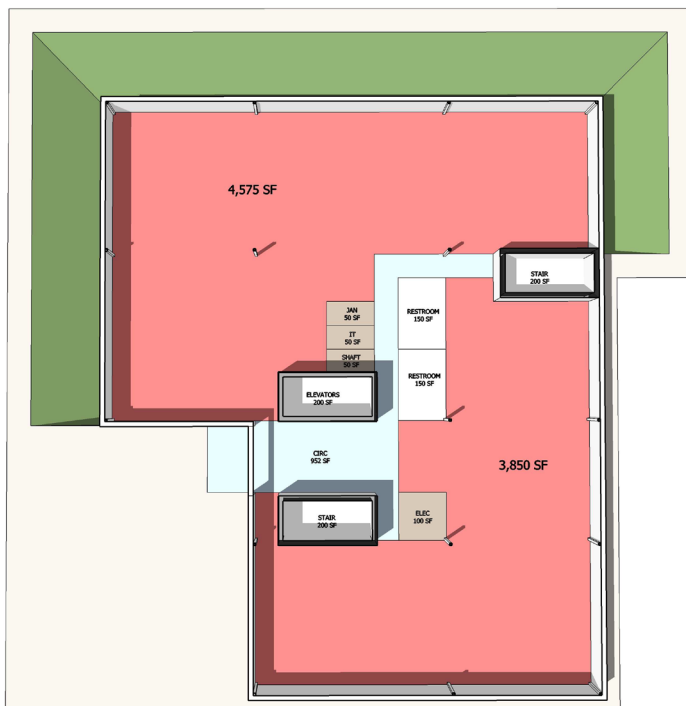
Multiple site plan iterations are available showing varying layouts of a medical office building thereby creating some synergies of a medical office park to serve the approximate 140,000 population within its 5-mile radius.

## CONCEPTUAL BUILDING RENDERING

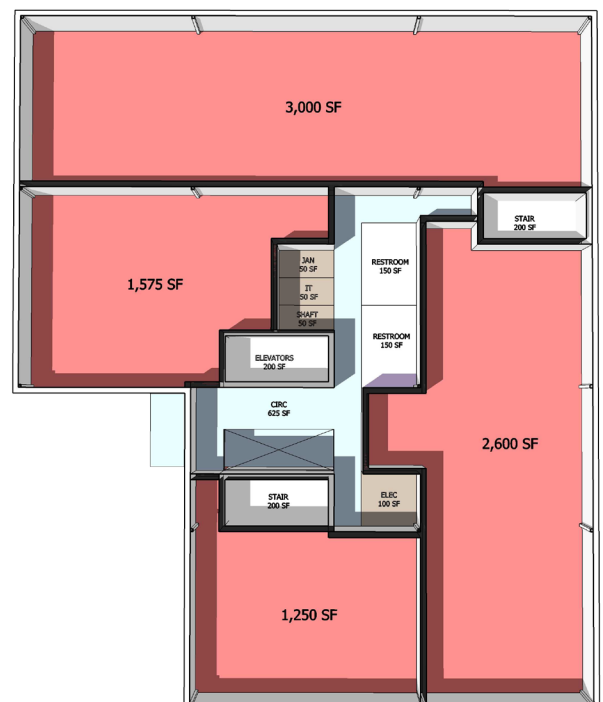


The conceptual building plan shown here depicts a 2.5 story medical office building containing 27,477 SF (10,990 SF footprint) with 138 parking spaces (5.02 per 1,000 SF). While in an exceptionally convenient location, the property backs up to Parker Water and Sanitation facility and its affiliated green space creating the perfect environment for Class A medical office.

### PLANNING - LEVEL ONE



### PLANNING - LEVEL TWO





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## LOCAL DEMOGRAPHICS

POPULATION	2 MILE	5 MILE	10 MILE
2010 Population	25,215	99,389	427,929
2023 Population	32,278	138,100	526,762
2028 Population Projection	34,306	146,302	543,414
Annual Growth (2010-2023)	2.20%	3.00%	1.80%
Median Age	37.8	38.8	39

HOUSEHOLDS	2 MILE	5 MILE	10 MILE
2010 Households	9,523	36,210	158,281
2023 Households	12,512	50,902	194,811
Avg Household Size	2.6	2.7	2.7

INCOME	2 MILE	5 MILE	10 MILE
Avg Household Income	\$118,279	\$144,004	\$138,697
Median Household Income	\$96,973	\$118,751	\$114,922

The Town of Parker is a vibrant suburban community 25 minutes south of Denver and provides an active lifestyle due to its 250 acres of parks, 30 miles of developed trails and convenient access to year-round outdoor activities.

Parker is 25 miles from Denver International Airport, less than 5 miles from Centennial Airport (nation's 2nd busiest general aviation airport), with easy access to E-470 and I-25. 7 of 9 of Colorado's Fortune 500 companies are located within 10 miles of Parker, including Arrow Electronics, Newmont Group, Western Union, and others.

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**Parker, Colorado**

## CONTACT INFORMATION

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