AREA MAP



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COMPARK VILLAGE SOUTH

SWQ Chambers Rd. & E-470

PARKER, CO 80134 • DOUGLAS COUNTY



PARKER, COLORADO

LAND FOR SALE

INDUSTRIAL/FLEX & MEDICAL OFFICE

3 - 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:** 3 Acres - 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:
3 - 22.72 acres

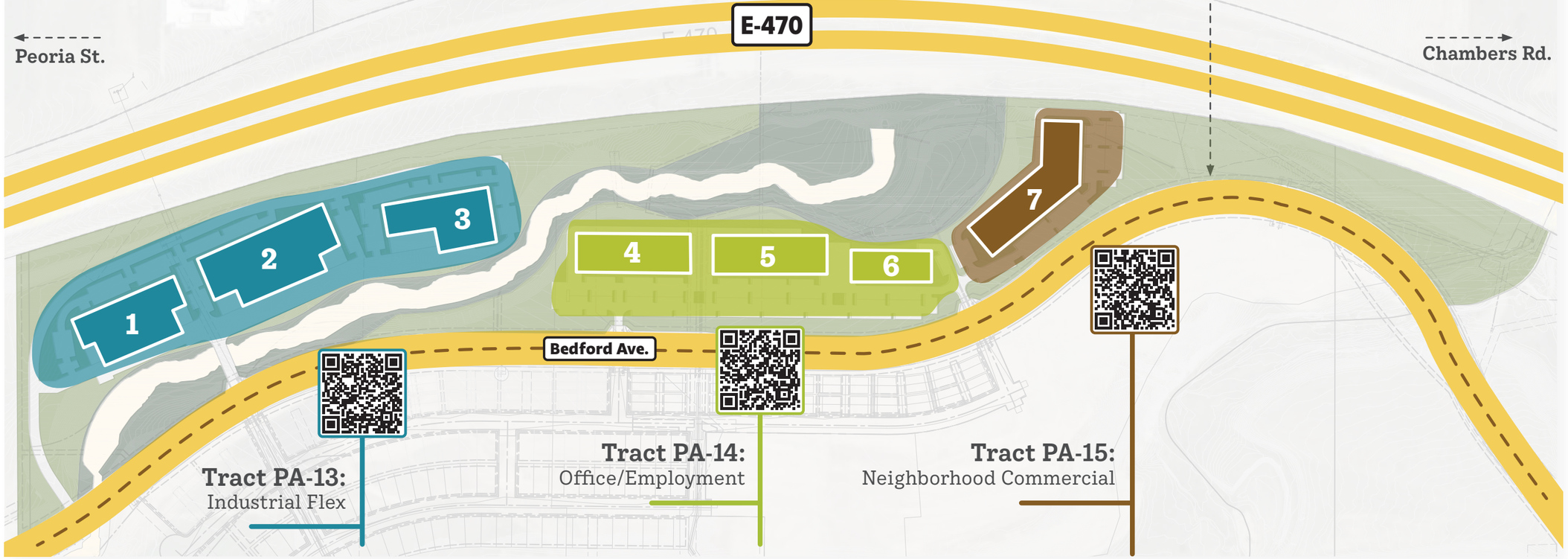
Office/Employment/ Medical Office:
3 - 10.19 acres

Neighborhood/ Commercial/Medical Office:
3 - 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*