

# AREA MAP



# COMPARK VILLAGE SOUTH

SWQ Chambers Rd. & E-470  
PARKER, CO 80134 • DOUGLAS COUNTY



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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
<i>MPSI 2025 estimates</i>	

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
<i>Source Esri forecasts for 2025</i>			

## 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*