

Vacant Land For Sale: +/- 15.95 gross acres
 SWC of Parker Rd. & Pine Lane Rd.

Eisenberg Company
 Full service commercial real estate

PARKER, COLORADO



Available for Sale | For Lease Build-to-Suit | Ground Lease

Located at E-470 and Parker Road in Parker, Colorado, this land offers an exciting opportunity to be a part of a mixed-use project in a centralized, prime location. This lot has excellent visibility, demographics and easy access to E-470.

Property Features:

Lot Size: 15.95 +/-
 Zoning: PUD: Divisible

Property Highlights:

Easy access to and from E-470
 High traffic counts
 Great visibility
 Parker is one of the fastest growing markets

Traffic Counts:

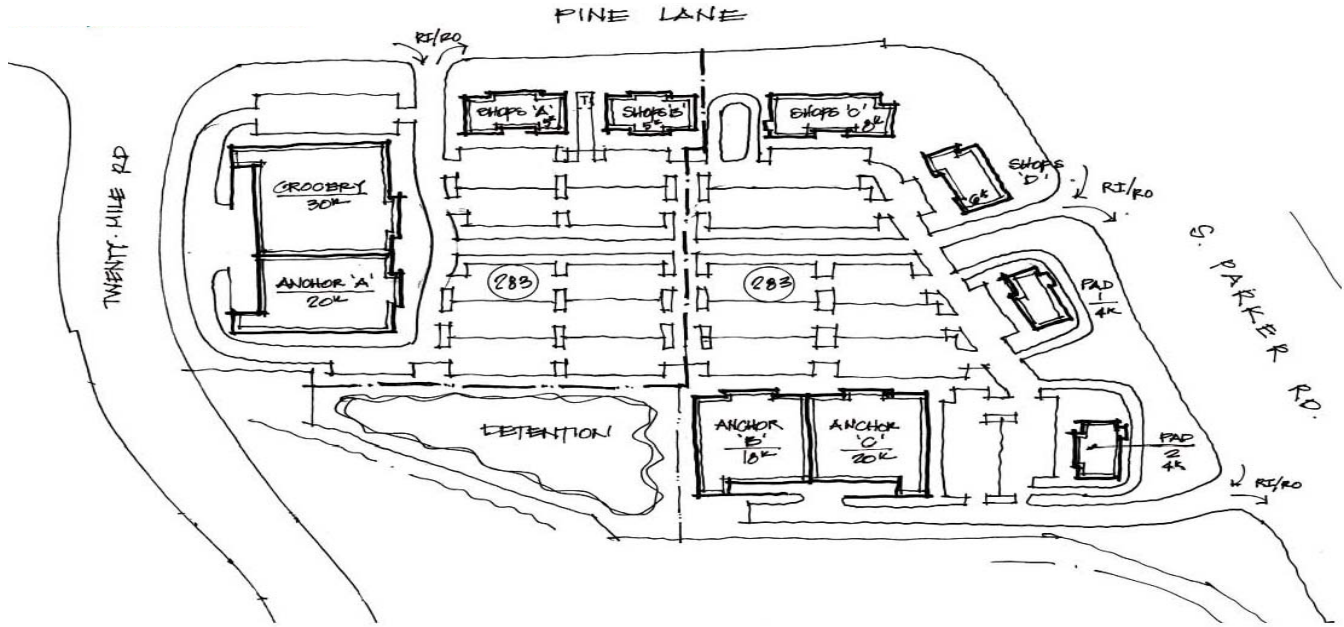
South Parker Rd	Pine Lane	62,160
South Parker Rd	E Ponderosa	53,820
E Lincoln Ave	N Dransfeldt Rd	26,672

Demographics:

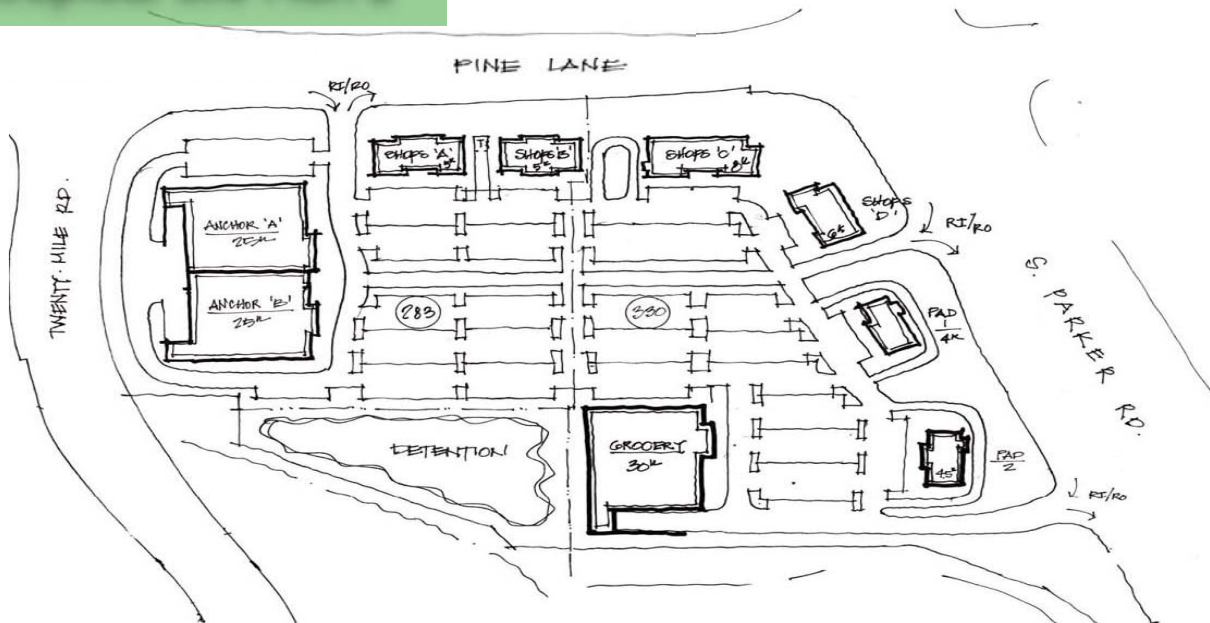
	1 Mile	3 Miles	5 Miles
Population:	6,586	43,514	79,341
Households:	2568	15,775	27,818
Avg. HH Income:	\$111,438	\$129,125	\$131,260

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Conceptual Site Plan 1



Conceptual Site Plan 2



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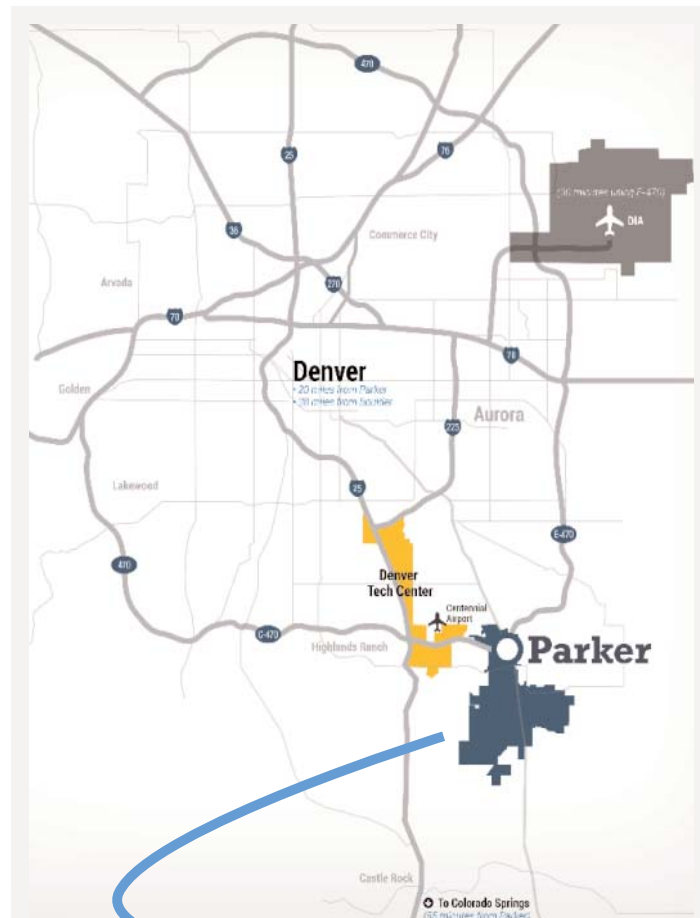
Site Summary:

Adjacent to the Parker Gateway development at the intersection of South Parker Rd and East Lincoln Ave. Parker Gateway is one of the premier land opportunities in the Denver Metro area. High impact site to penetrate market with notable retail tenants with multiple access points along both of the major arterial streets provide easy ingress and egress.

- Zoning: PUD: Divisible
- Lot Size: 15.95 +/- acres
- Easy access to and from E-470
- High Traffic Counts
- Excellent Visibility
- Curbs, gutter and streets are in place
- Storm drain detention
- Grading is completed
- Utilities are stubbed to property
- Mixed-Use Project in a prime Parker location

Potential Users:

- Hardware, building materials, sporting goods
- Gas station, car wash/convenience store
- Automobile sales, service/repair facility, tire sales
- Restaurants, Microbrewery, fast food w/drive-thru
- Grocery store with fuel center
- Educational, church, nursing home, medical

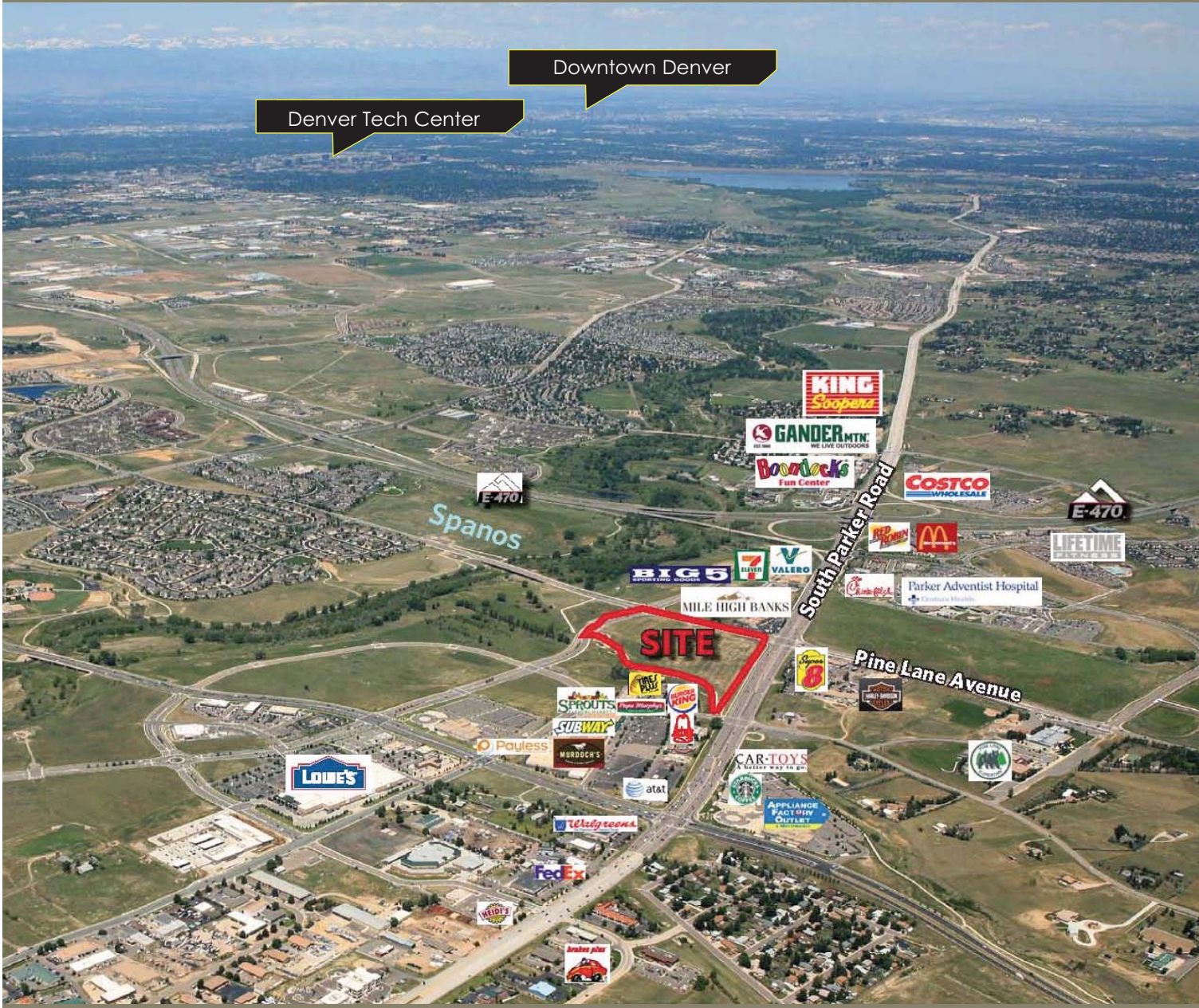


Parker Facts:

- 30 Minutes from Denver
- Fastest growing county in Colorado
- 5th in the US for top business (cnbc)
- 7th richest county in the nation (forbes)
- Hosts major retailers, such as Fortune 500 companies
- Increased emphasis on economic development

SWC of Parker Rd. & Pine Lane Road

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This statement with the information it contains, is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above, shall be conducted through this office. The above and enclosed information is not guaranteed.