

FOR SALE/LEASE/BTS

# CHAMBERS HIGH POINT

PARKER, CO 80134



## SITE INFORMATION

- Land with direct visibility to E-470 & Chambers Road
- Proposed stoplight at Belford Road
- Surrounded by multiple residential developments currently under construction
- Growing residential population
- High area incomes

1.24 AC and Up

Contact Broker  
for Pricing

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	6,957	58,566	163,406
AVERAGE HH INCOME	\$115,718	\$126,121	\$143,459
DAYTIME POPULATION	6,110	69,053	196,055

ESRI, 2020 Estimates

TRAFFIC COUNTS	
45,479 VPD	E-470 EAST OF CHAMBERS ROAD
40,049 VPD	E-470 WEST OF CHAMBERS ROAD
12,295 VPD	S. CHAMBERS ROAD SOUTH OF E-470

MPSI, 2018 2020 Estimates

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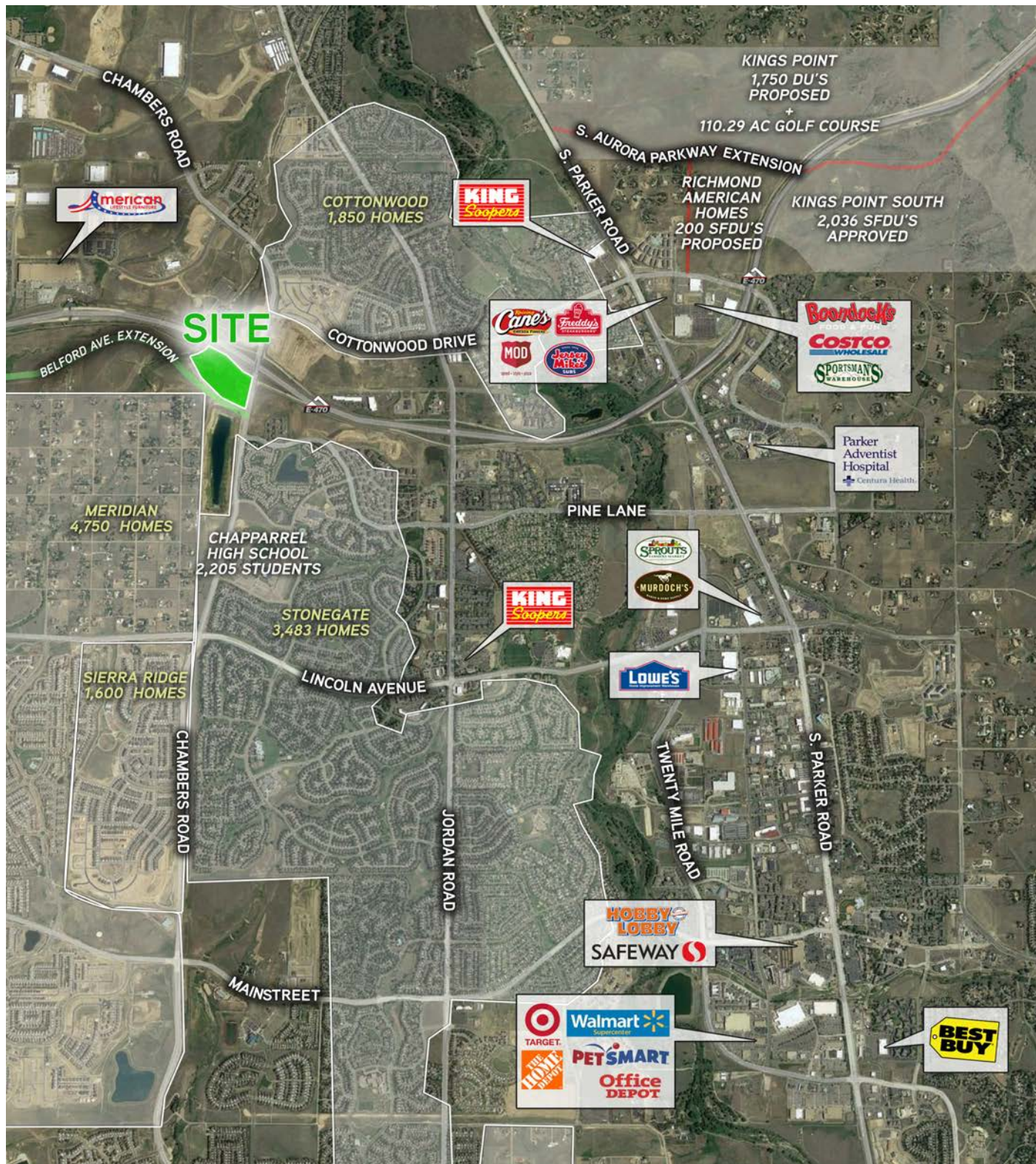
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