

## TRAFFIC COUNTS

On Parker Road north of Stroh Road	42,298 Cars/day
On Parker Road south of Stroh Road	36,509 Cars/day
On Stroh Road west of Parker Road	9,589 Cars/day

Source: CDOT 2025

Source: Applied Geographic Solutions, 2025 Estimates



- High growth, high income suburban location anchored by King Soopers.



www.dhlb.com

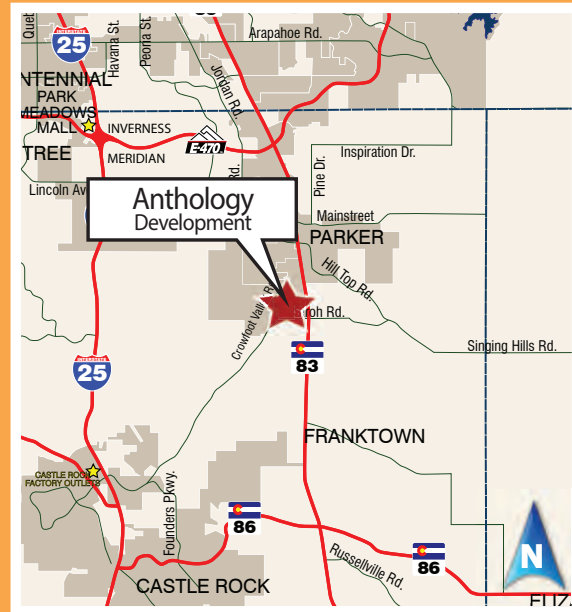


# ANTHOLOGY DEVELOPMENT

NWQ PARKER ROAD & STROH ROAD - PARKER, CO



- Parker population growth increases 30% from 2010-2020 (US Census).



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Stroth Rd

Parker Rd

J Morgan Blvd

Ironstone Wy

Stroth Rd

9,589 VPD

36,509 VPD

AVAILABLE

Under Contract

Under Contract

LOT 2  
1.43 AC

LOT 3  
1.94 AC

LOT 4  
1.04 AC

LOT 1A  
3.97 AC

LOT 1B  
1.67 AC

LOT 5  
1.21 AC

LOT 9  
2.88 AC

LOT 10  
1.49 AC

LOT 11  
1.48 AC

LOT 12  
1.06 AC

LOT 13  
1.06 AC

LOT 14  
1.48 AC

LOT 15  
1.43 AC

LEMAN ACADEMY

Walgreens

CHASE

CIRCLE K

Christian Brothers

KING Soopers

Carl's Jr.

KING GAS

LA Z BOY

burn bookkeeping

Comfort dental

BELLCO

MURPHY USA

Firestone

Bank of America

HEARTLAND

COLORADO  
GOLF CLUB



**Map of Parker, Colorado**

**Neighborhoods and Distances (DU):**

- Northwest:** Lone Tree G.C. (650 DU), Heritage Hills (650 DU), Park Meadows Mall, Inverness Business Park, Meridian Int'l Business Center, Meridian G.C., Meridian Commons (2,250 DU), Sky Ridge Medical Center, RidgeGate (10,000 DU), RidgeGate Pkwy.
- West:** Daniel's Gate (297 DU), Hidden Point (215 DU), Castle Pines North (2,710 DU), The Ridge G.C., Castle Pines Valley (500 DU), Castle Pines Town Center (520 DU), The C.C. at Castle Pines, The Canyons (2,500 DU).
- Central:** Compark (295 DU), Grand View Estates, Sierra Ridge (1,600 DU), Meridian Village (4,750 DU), Newlin Crossing (298 DU), Carousel Farms (142 DU), Regency (192 DU), Parker Homestead (203 DU), Newlin Meadows (556 DU), Jordan Crossing (103 DU), Salisbury Heights (135 DU), Antelope Heights (202 DU), Horse Creek (439 DU), Looking Glass (3,082 DU), Castle Park Ranch (37 DU), Allison Ranch (360 DU), Stone Creek Ranch.
- East:** Kings Point South (625 DU), Kings Point Prusse, Inspiration/Rocking Horse (2,000 DU), Inspiration Dr., Ponderosa Hills, Black Forest Estates, Bell Cross Ranch (42 DU), Parker View Estates, Canterbury Crossing (3,200 DU), Black Bear G.C., Spirit Ridge (114 DU), Idyllwild (919 DU), Tallman (121 DU), Fields (369 DU), Hidden Village, The Pinery C.C., The Pinery & The Timbers (4,855 DU), Pinery West (86 DU), Stone Creek Ranch.
- South:** Freshfields, Rueter-Hess Reservoir, Sunmarke, Meadowlark (267 DU), Trails at Crowfoot (824 DU), The Pinery C.C., The Pinery & The Timbers (4,855 DU).

**Major Roads:** I-470, I-25, US-83, Lincoln Ave., Quebec St., Mainstreet, Hill Top Rd., Crowfoot Valley Rd.

**Landmarks:** Rueter-Hess Reservoir, Parker Adventist Hospital, Parker Pavilions Flatacres Marketcenter, The Overlook at Cherry Creek (191 DU), Old Town (449 DU), Hidden River (938 DU's), Pine Bluffs (217 DU), Robinson Ranch (177 DU), Stroh Ranch (2,817 DU), Stroh Crossing (130 DU).

**County Boundaries:** Douglas County, Arapahoe County, Elbert County.

