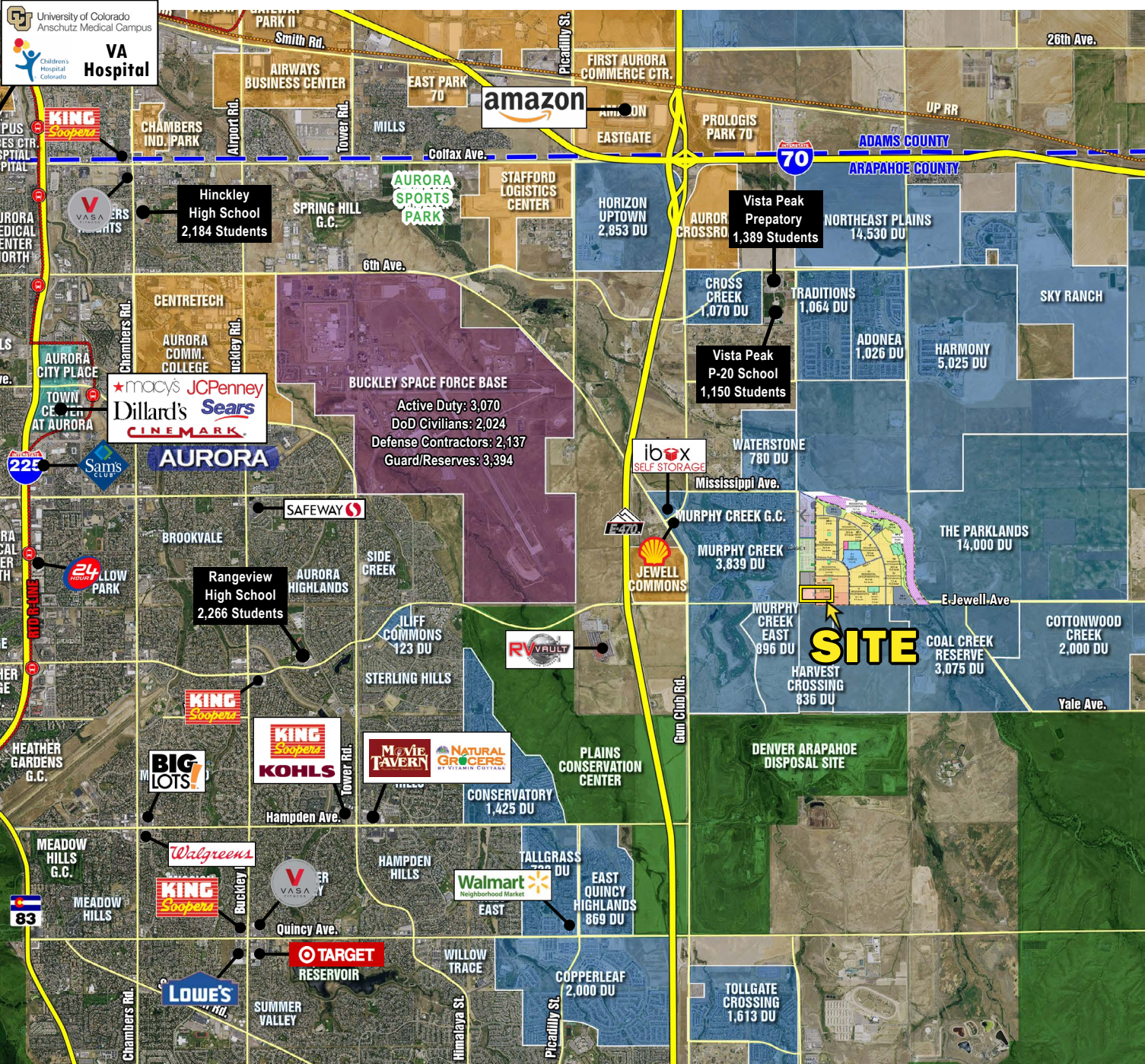


TRADE AREA DEMOGRAPHICS

TRAFFIC COUNTS

	3 Min	5 Min	7 Min		
Population	5,678	5,781	19,386	On E. Jewell Ave east of Gun Club Rd	10,158 CPD
Average HH Income	\$160,909	\$160,284	\$149,650	On E. Jewell Ave west of Gun Club Rd	16,967 CPD
Businesses	66	77	311		
Employees	308	388	1,540		

Source: Applied Geographic Solutions, 2025 Estimates



FOR MORE INFORMATION, PLEASE CONTACT

AVAILABLE FOR SALE PARKLANDS VILLAGE 1

NEC of HARVEST ROAD & E. JEWELL AVENUE, AURORA CO



- New Mixed Use Development located on the NEC of Jewell and Harvest Road adjacent to Murphy Creek Golf Course.
- Filings 1-3 (713 SF lots), Filings 4-5 (467 SF Lots), all under contract with a National Homebuilder. Lots will be delivered in early 2025 with first house sales in early 2026.
- Tract 1-C (BFR parcel): 170 Duplex lots under contract with National Homebuilder. Lots will be delivered to homebuilder Summer of 2025 with first house sales in early 2026.
- Rapidly growing area with approximately 20,000+ residential units in some phase of development within an approximate 3-mile radius of the site.
- 21.5 acres of commercial land for sale.
- 25.7 acres of multi-family land available for sale.

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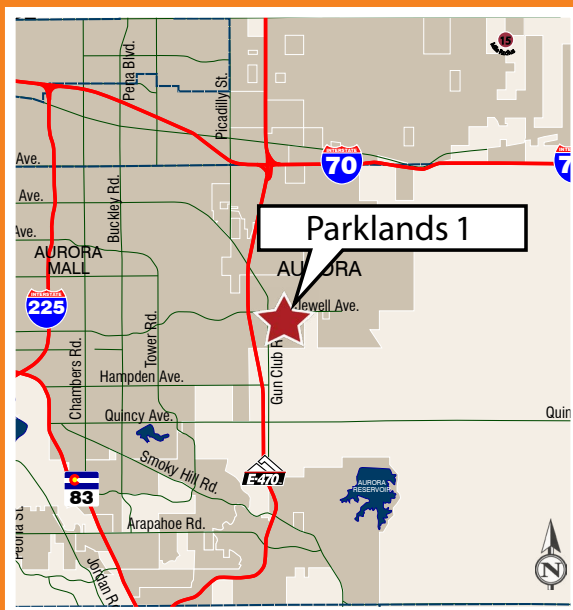
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PARKLANDS VILLAGE 1

NEC of HARVEST ROAD & E. JEWELL AVENUE - AURORA, CO

- Great location for grocery, fast food, coffee, banks, pharmacy and other service uses.



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The information contained herein was obtained from sources deemed reliable. David, Hicks and Lampert Brokerage, LLC makes no warrant and assume no liabilities whatsoever for the accuracy or use of this data.

PARKLANDS VILLAGE 1 SITE PLAN - 21.5 ACRES

