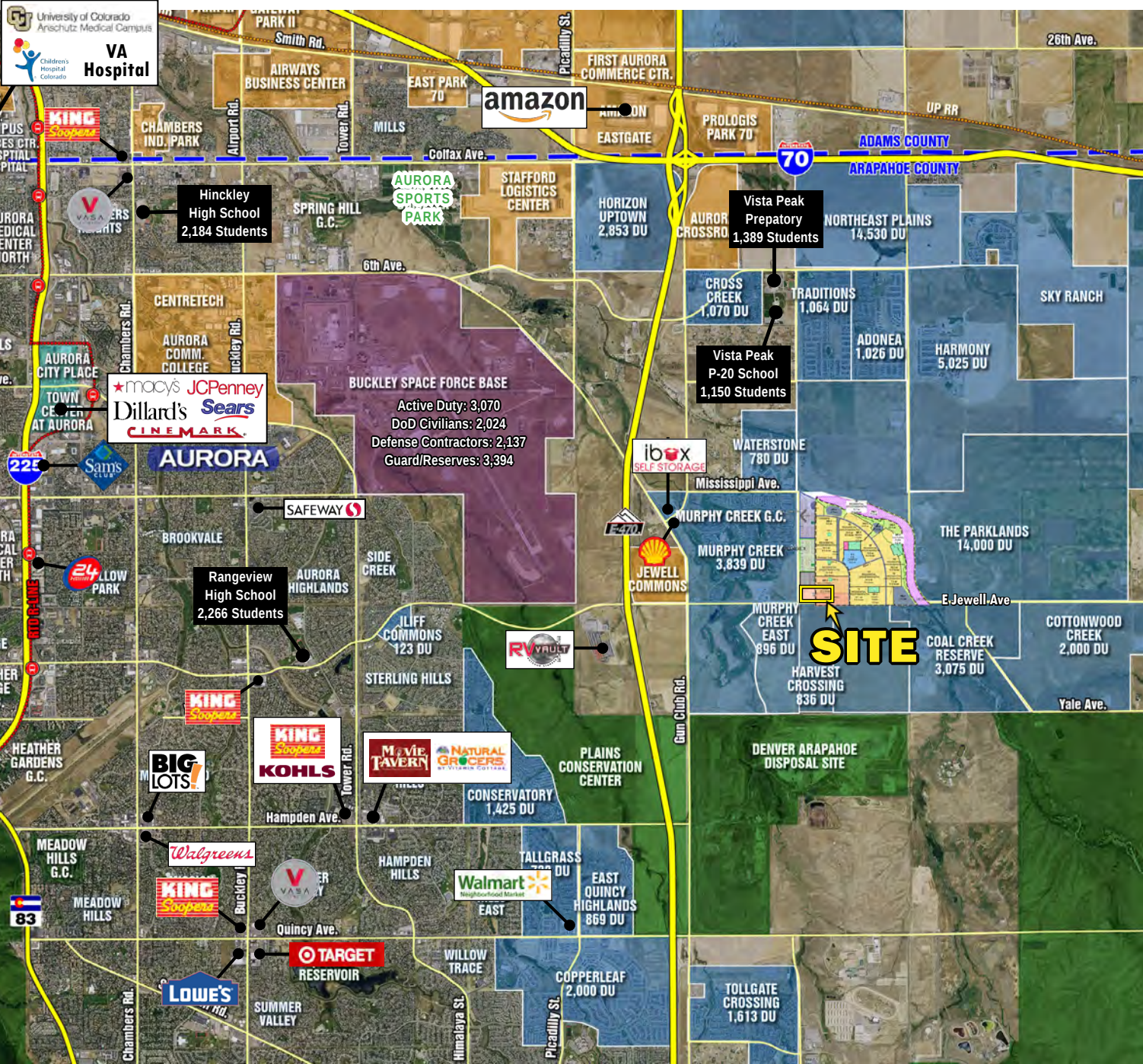


TRADE AREA DEMOGRAPHICS

TRAFFIC COUNTS

	3 Mile	5 Mile	7 Mile		
Population	18,624	117,999	295,397	On E. Jewell Ave east of Gun Club Rd	10,158 CPD
Average HH Income	\$181,299	\$147,629	\$146,995	On E. Jewell Ave west of Gun Club Rd	12,592 CPD
Businesses	294	2,454	8,840		
Employees	1,473	13,183	62,519		

Source: Applied Geographic Solutions, 2026 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.
- 25.7 acres of multi-family land available for sale.

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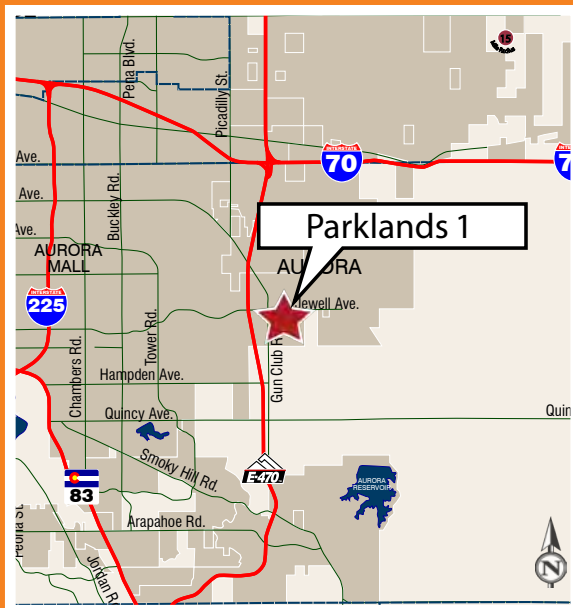
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PARKLANDS VILLAGE 1

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



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