

PARKLANDS VILLAGE 1

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



FOR SALE

ZANDER RODRIGUEZ

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PROPERTY HIGHLIGHTS

- 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.

TRAFFIC COUNTS

On E Jewell Ave east of Gun Club Rd 10,158 CPD

On E Jewell Ave west of Gun Club Rd 12,592 CPD

Source: CDOT 2026

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	18,624	117,999	295,397
AVERAGE HH INCOME	\$181,299	\$147,629	\$146,995
BUSINESSES	294	2,454	8,840
EMPLOYEES	1,473	13,183	62,519

Source: Applied Geographic Solutions, 2026 Estimates

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