

PARKLANDS VILLAGE 2

SWC OF E. ALAMEDA AVENUE & S. POWHATON ROAD, AURORA, CO



PROPERTY HIGHLIGHTS

- New Mixed Use Development located on the SWC of E Alameda and S Powhaton Road.
- All 1,633 SFD (Single Family Development) lots sold to a National Home Builder.
- The 12 acre Multi-Family site in Phase 1 will break ground between Q2 2025 and Q2 2026 with approximately 300+/- units.
- Rapidly growing area with approximately 20,000+ residential units in some phase of development within an approximate 3-mile radius of the site.
- Approximately 14.6 acres of commercial land for sale.

TRAFFIC COUNTS

On Alameda Ave east of Gun Club Rd 4,980 CPD

On E-470 south of Alameda Ave 60,801 CPD

Source: CDOT 2026

DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
POPULATION	14,528	71,362	222,488
AVERAGE HH INCOME	\$176,667	\$162,196	\$156,508
BUSINESSES	164	1,237	6,219
EMPLOYEES	804	6,087	39,119

Source: Applied Geographic Solutions, 2026 Estimates

ZANDER RODRIGUEZ

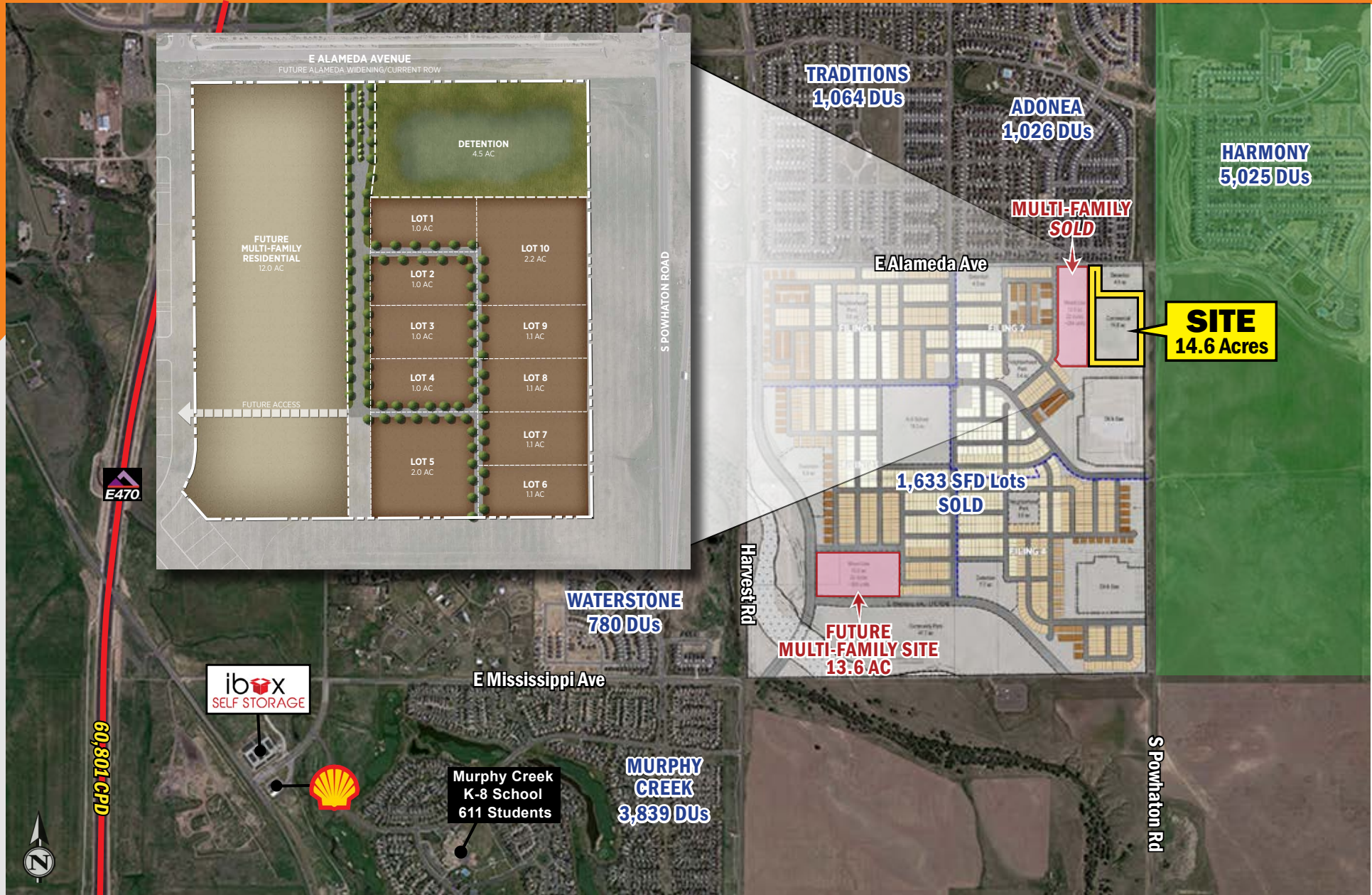
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FOR SALE

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The map displays the city of Aurora, Colorado, with various neighborhoods and landmarks. A red arrow points to a specific location labeled "SITE" near the intersection of Mississippi Ave. and Powhatten Rd. The map includes labels for major roads like I-70, I-225, and I-83, as well as landmarks like the Buckley Space Force Base and the Denver Arapahoe Disposal Site. A north arrow is located in the bottom right corner.



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