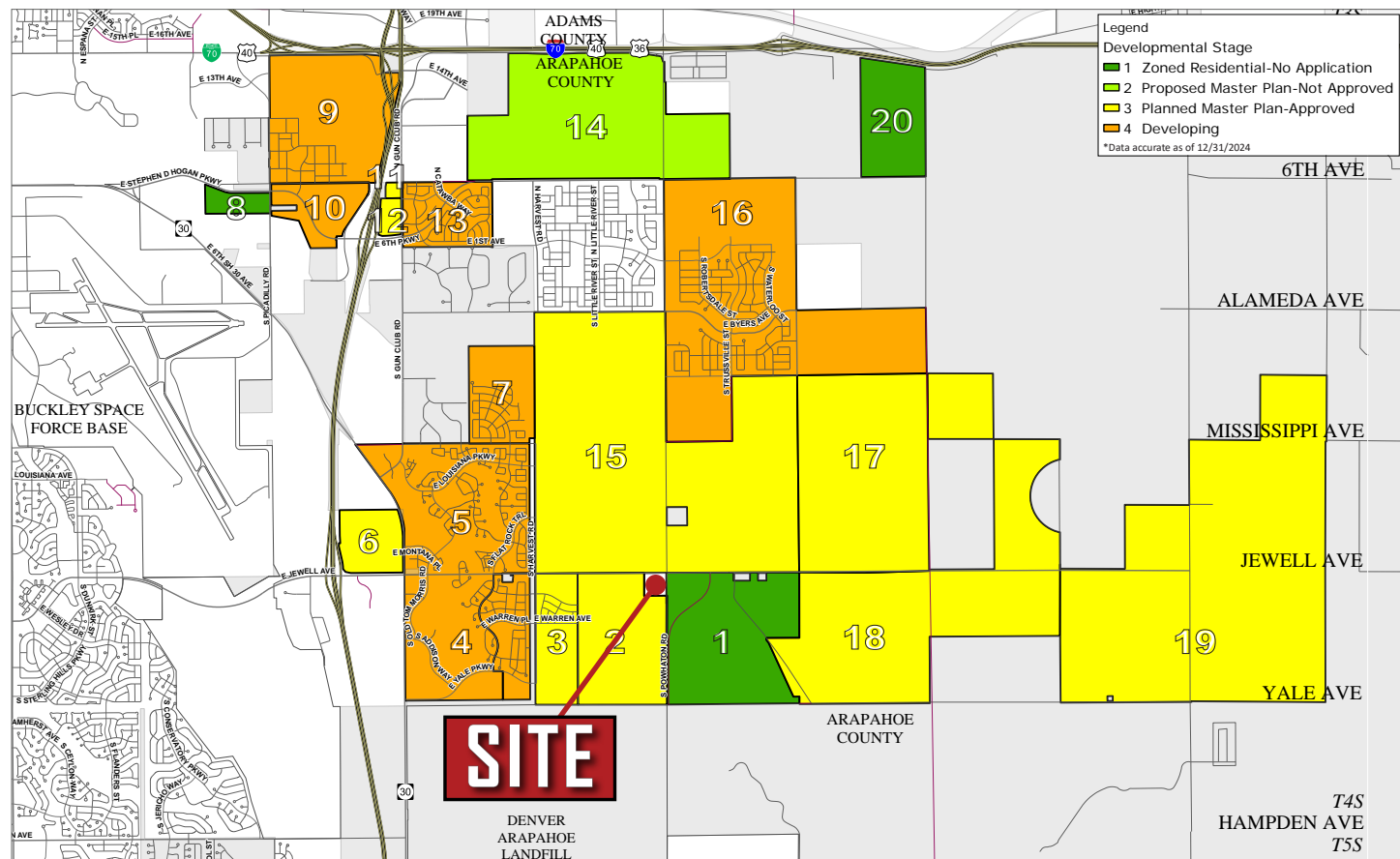


RESIDENTIAL DEVELOPMENT MAP



CO'S AND TCO'S ISSUED FOR MAJOR RESIDENTIAL PROJECT AREAS

#	DEVELOPMENT NAME	DWELLING UNITS ENTITLED OR PROPOSED	SFD/A BUILT	MF BUILT	TOTAL UNITS BUILT	REMAINING UNITS	BUILD OUT %
1	COAL CREEK RESERVE	3,075	0	0	0	1,100	0.0%
2	FOUNDRY	2,085	0	0	0	3,075	0.0%
3	VILLAGES AT MURPHY CREEK	781	0	0	0	3,800	0.0%
4	MURPHY CREEK EAST	896	567	96	663	359	64.9%
5	MURPHY CREEK	4,735	0	0	0	273	0.0%
6	JEWEL COMMONS	425	0	0	0	12,487	0.0%
7	WATERSTONE	751	0	0	0	6,075	0.0%
8	EAGLE RIDGE	273	0	0	0	311	0.0%
9	HORIZON UPTOWN	3,012	0	0	0	2,085	0.0%
10	AURORA ONE	1,100	826	0	826	3,534	18.9%
11	FORUM VISTA CREEK	311	289	350	639	2,373	21.2%
12	LAMAR LANDING	278	0	0	0	425	0.0%
13	CROSS CREEK	1,022	0	0	0	278	0.0%
14	TRIBUTARY	0	1,424	96	1,520	3,215	32.1%
15	PARKLANDS VILLAGE	10,281	248	0	248	648	27.7%
16	HARMONY	4,360	0	0	0	10,281	0.0%
17	EASTERN HILLS	6,075	0	0	0	0	0.0%
18	COTTONWOOD CREEK	3,800	0	0	0	0	0.0%
19	EAST AURORA ANNEXATION AREA FDP	12,487	0	0	0	781	0.0%
20	PRI HAYESMOUNT	0	394	0	394	357	52.5%

Note: Unit figures listed under the entitled or planned column reflect the number of units entitled at the master plan level for approved projects or proposed for projects still in the development review process. Slight margin of error applies to CO and TCO counts. *TOD entitled and planned unit figures do not reflect full development potential of each TOD area, only what has been approved or is expected in the near future based on development applications. Removed 2024 Q4: Heritage Eagle Bend, Tallins Reach, and Blackstone Country Club.

PRIME MIXED-USE DEVELOPMENT SITE

COTTONWOOD RANCH

26464 E. JEWELL AVENUE, AURORA, CO 80018



DOWNLOAD ALTA SURVEY & PHASE I ENVIRONMENTAL

PROPERTY FEATURES

- ±18.36 AC Prime Mixed-Use Development Opportunity along Jewell Avenue, a Major East-West Corridor with Direct Access to E-470 ([Link: Arapahoe County Transportation Plan](#))
- Located in a High-Growth Southeast Aurora Submarket with ±20,000+ Residential Units Planned or Under Development within a 3-Mile Radius
- Adjacent to Coal Creek, Providing a Unique Natural Amenity and Enhanced Site Aesthetics
- New ±118,000 SF P-8 School at Foundry (Aurora Public Schools) Scheduled to Open for the 2027-2028 School Year
- 2024 Pre-Application Supports Potential for ±264 Multi-Family Units (Conceptual)
- Ideal for Mixed-Use, Multi-Family, or Neighborhood Retail Commercial Development

PROPERTY DETAILS

AVAILABLE	18.36 AC
SALE PRICE	\$4,500,000
PROPERTY TAXES	\$2,768.05 (2025)
ZONING	MU-C: Mixed-Use Corridor POS: Parks & Open Space
SPECIFIC USE	Multi-Family Residential / Mixed Commercial
UTILITIES	Xcel Energy
WATER / SAN	Aurora Water (Available) Well / Septic (Current)
FRONTAGE	950' on East Jewell Ave.
CROSS STREETS	E. Jewell Ave. & S. Powhatan Rd.
CITY / COUNTY	Aurora / Arapahoe

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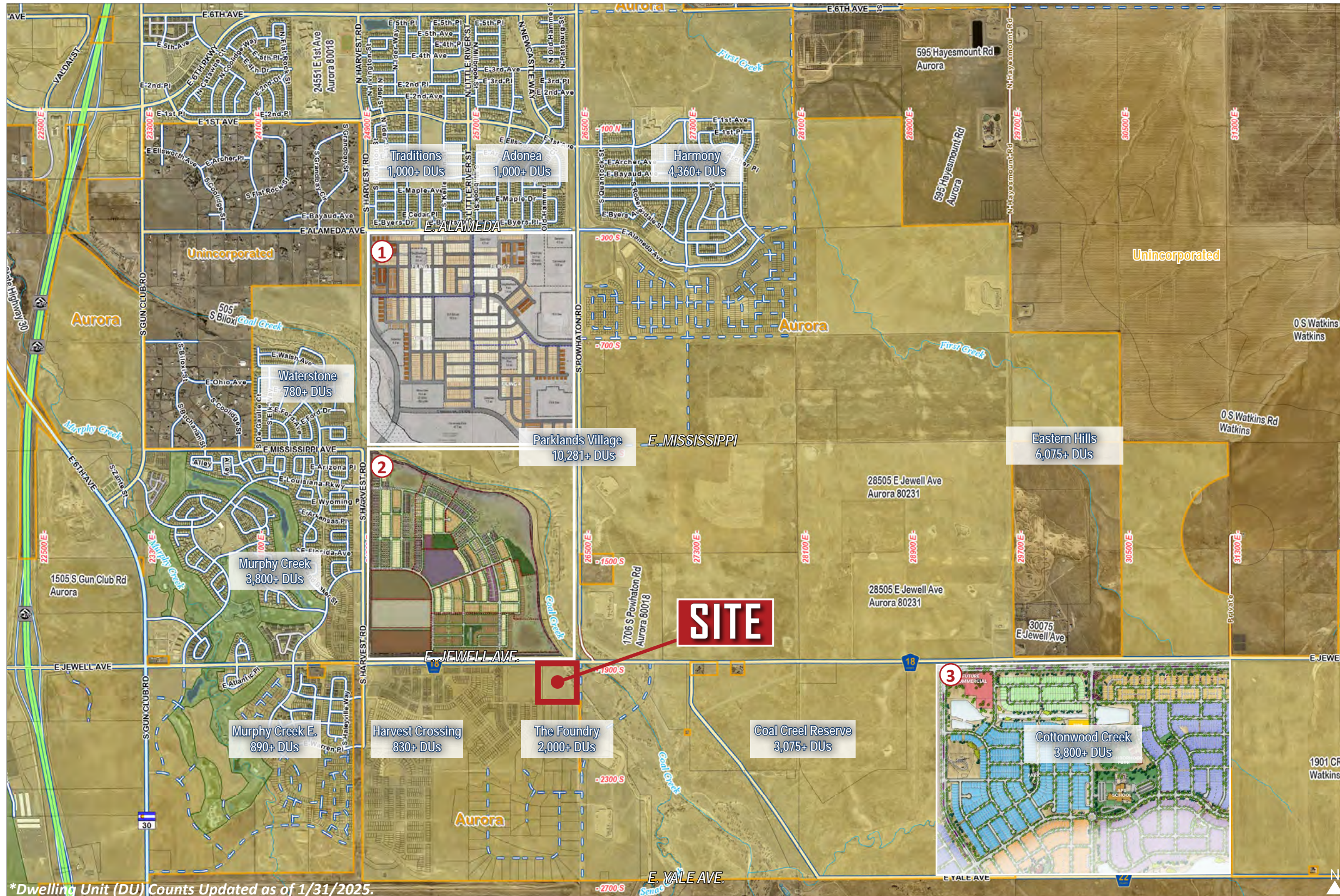
BROKERAGE DISCLOSURE

Information contained herein has been obtained from sources believed reliable; however, no guarantee, warranty, or representation is made as to its accuracy. All information, including price and terms, is subject to change without notice. Please verify all information prior to reliance.

18.36 ACRE MIXED-USE DEVELOPMENT SITE

26464 E. JEWELL AVE., AURORA, CO

REGIONAL SITE AERIAL



*Dwelling Unit (DU) Counts Updated as of 1/31/2025.

