



OFFERING MEMORANDUM

Main Street & Jordan Rd

5.23 ACRES FOR SALE

A **senior living and memory care**
development site.
Institutional Facility use permitted by right.

16,255

AGE 65+
WITHIN 5 MILES

\$161,515

MEDIAN HH INCOME
WITHIN 1 MILE

Level

TOPOGRAPHY
UTILITIES AT THE LINE

PARKER, CO 80134
DOUGLAS COUNTY

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OFFERING MEMORANDUM

Main Street & Jordan Rd

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01 **Executive Summary**

Investment Summary

MAIN STREET & JORDAN RD

EXECUTIVE SUMMARY

A Senior Living Site Entitled for Care

5.23 fully usable acres at Main Street and Jordan Road, in the heart of Parker's established Bradbury Ranch trade area. The property is zoned Planned Development (PD), and an Institutional Facility is a use permitted by right. Convalescent homes, nursing homes, rest homes, homes for the aged, and group care facilities are all expressly enumerated in the PD definition, which provides clear support for memory care and continuing care operations on the site as a use permitted by right.

For a developer or operator, that removes the largest source of pre-development risk. There is no rezoning, no use variance, and no conditional use hearing standing between site control and design. The site is level, unencumbered, and all utilities are at the line.

Surrounding land uses reinforce the case. The parcel is bordered on three sides by mature, owner-occupied single family neighborhoods, Bradbury Ranch, Olde Town at Parker, and Auburn Hills, with commercial pad sites, a gas station, and a coffee shop immediately north. Residents' adult children live in the same trade area, a pattern that supports occupancy and private-pay rate integrity.

Demand fundamentals are strong and getting stronger. Roughly 16,255 residents aged 65 and older live within five miles today, and the five mile population is projected to grow 10.8 percent by 2031. Median household income for the 65 to 74 cohort within one mile is \$111,453, and average household income for the 45 to 54 cohort, the adult children who typically fund and choose care, is \$226,320.

Beyond senior living, the PD's Institutional Facility category also supports medical clinic and related health uses, and the site's Neighborhood Commercial character supports retail, professional office, commercial recreation, and a broad range of service businesses (excluding gas stations and auto repair) for a developer pursuing a complementary program.

Offering Summary

Address	Parker, CO 80134
County	Douglas
Market	Denver
Submarket	Parker / Castle Rock
Land Acres	5.23
Land SF	227,906
Ownership Type	Fee Simple
Zoning	Planned Development (PD)
Institutional Facility	Permitted by Right
APN	2233-204-00-028

Senior Demand Snapshot

	1 MILE	3 MILE	5 MILE
Population 65+	1,351	8,140	16,255
Population 75+	463	3,075	6,396
Population 45-64	3,821	18,939	34,048
2026 Population	14,058	74,147	134,289
Growth to 2031	6.0%	11.6%	10.8%
Median HH Income	\$161,515	\$143,854	\$132,666
Average HH Income	\$195,525	\$175,376	\$168,849

Source: esri. Age cohorts aggregated from published age bands.

By Right

INSTITUTIONAL FACILITY USE

5.23

LEVEL, USABLE ACRES

16,255

AGE 65+ WITHIN 5 MILES

\$111,453

MEDIAN HH INCOME, 65-74



02 Zoning & Permitted Uses

Institutional Facility
Caretaker Residence

MAIN STREET & JORDAN RD

Zoning and Permitted Uses

The property is zoned Planned Development (PD). Uses not referenced or defined within the PD revert to the Town Land Development Ordinance for interpretation.

PERMITTED BY RIGHT

Institutional Facility

Uses involving memory care or the housing of individuals requiring constant care are classified as a Continuing Care Facility, or as defined within the PD, an Institutional Facility. An Institutional Facility is a use permitted by right within the PD.

Per the PD, Institutional Facilities are defined as: A social, educational, governmental, health, charitable or religious facility, including but not limited to: museums, cultural centers, convention centers, educational facilities, hospitals, medical clinics, convalescent homes, nursing homes, rest homes, homes for the aged, group care facilities, churches, and temples.

Note that convalescent homes, nursing homes, rest homes, homes for the aged, and group care facilities are all expressly enumerated within the PD definition, providing clear support for memory care and continuing care operations on the site as a use permitted by right.

ACCESSORY USE ONLY

Caretaker Residence

The PD does not define Caretaker Residence, so the Town Land Development Ordinance controls this. That Ordinance defines a Caretaker Residence as a dwelling unit accessory to a principal use in any zoning district, designed and intended for occupancy by a person owning, employed in, or dealing with, and responsible for the security and maintenance of, the principal use.

A Caretaker Residence is therefore permitted only in support of an established principal use on the site. It cannot function as the principal use.

WHAT THIS MEANS FOR A DEVELOPER

Memory care, assisted living, skilled nursing, and continuing care programs proceed as a by-right use under the PD. A caretaker unit may be included as an accessory component of that principal facility, but cannot stand alone as the project's primary use.

Expressly Enumerated Care Uses Within the PD Definition

CONVALESCENT HOMES	NURSING HOMES	REST HOMES	HOMES FOR THE AGED	GROUP CARE FACILITIES
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Zoning summary provided for informational purposes. Prospective purchasers should independently confirm all zoning, entitlement, and permitting matters with the Town and their own land use counsel.



03 **Location**

Location Summary
Traffic Counts

LOCATION

Sustainable Demand

- Forward-looking demographics reinforce the site's positioning. Parker and Lone Tree are projected to deliver approximately 3,000 to 3,500 new residences over the next two years, fueled by major developments such as Tanterra and RidgeGate. That accelerating growth trajectory enhances long-term demand and underscores the site's strategic timing for development.
- Anchored by large-scale communities, this influx of rooftops should translate into sustained traffic counts, a deeper caregiver labor pool, and a broader base of adult-child decision makers within the immediate trade area.
- The five mile senior population is already substantial at 16,255 residents aged 65 and older, with 6,396 aged 75 and older, the core memory care and skilled nursing cohort.
- Household incomes support a private-pay model. Median household income is \$161,515 within one mile and \$132,666 within five miles, and 90 percent of housing within one mile is owner occupied, a meaningful indicator of home equity available to fund care.
- Douglas County remains one of Colorado's most affluent and fastest growing counties, with a diversified regional employment base anchored by health systems including Denver Health & Hospital Authority and HCA HealthONE.



Largest Employers

City and County of Denver	13,584
Denver Public Schools	12,693
State of Colorado	10,686
Denver Health & Hospital Authority	9,502
United Airlines	7,230
HCA HealthONE	4,592
University of Denver	4,548
United States Department of Agriculture	4,496

Trade Area Snapshot

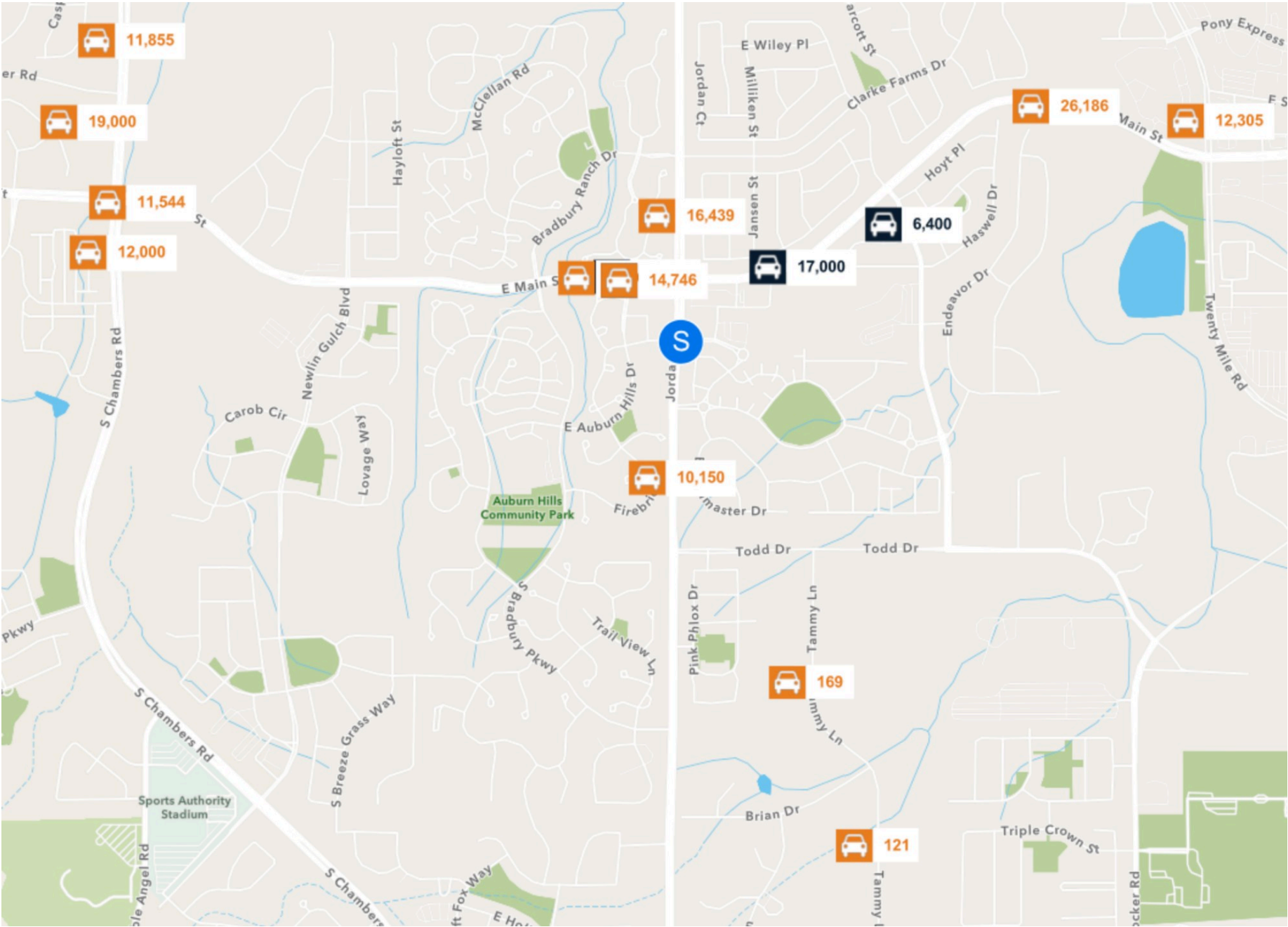
Owner occupied housing, 1 mile	90%
Renter occupied housing, 1 mile	9%
Vacant housing, 1 mile	1%
Median age, 1 / 3 / 5 mile	37 / 37 / 37
2031 projected population, 5 mile	149,467

Source: esri, BEA.gov

WHY TIMING MATTERS

Senior housing deliveries across the south metro have lagged household growth in the 65-plus cohort. A by-right site of this size, in a proven trade area with utilities at the line, lets a developer open ahead of the demographic peak rather than chasing it.

Traffic Counts





04 **Property Description**

Property Features
Property Photos

MAIN STREET & JORDAN RD

PROPERTY DESCRIPTION

Property Features

Site

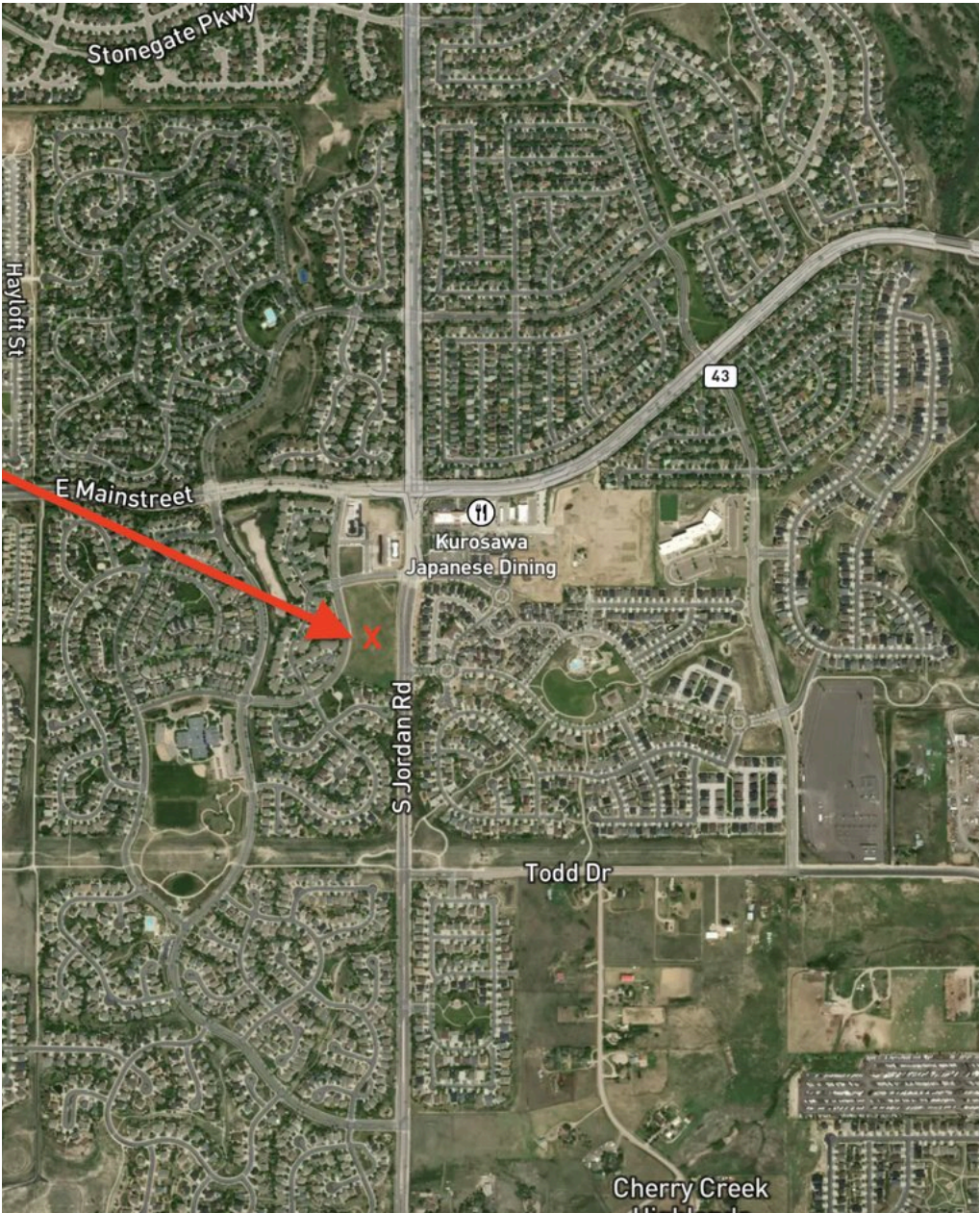
Land SF	227,906
Land Acres	5.23
Zoning Type	Planned Development (PD)
Institutional Facility	Permitted by Right
Caretaker Residence	Accessory Use Only
Topography	Level
APN	2233-204-00-028

Neighboring Properties

North	Commercial Pad Sites w/ a Gas Station & Coffee Shop
South	Bradbury Ranch - Single Family Homes
East	Olde Town at Parker - Single Family Homes
West	Auburn Hills - Single Family Homes

Utilities

Water	At The Line
Irrigation	At The Line
Electricity / Power	At The Line
Gas / Propane	At The Line
Telephone	At The Line
Cable	At The Line



PROPERTY DESCRIPTION

Property Photos





05 Demographics

General Demographics
Senior Demand Profile

DEMOGRAPHICS

General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,986	27,025	40,935
2010 Population	11,685	46,989	81,648
2026 Population	14,058	74,147	134,289
2031 Population	14,920	83,147	149,467
2026-2031 Growth Rate	6.00%	11.60%	10.80%
2026 Population Age 18+	10,046	54,454	101,770
2026 Median Age	37	37	37

2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
Less than \$15,000	19	672	1,528
\$15,000 - \$24,999	77	653	1,260
\$25,000 - \$34,999	60	753	1,364
\$35,000 - \$49,999	113	1,038	2,194
\$50,000 - \$74,999	305	2,899	5,867
\$75,000 - \$99,999	372	2,610	5,288
\$100,000 - \$149,999	1,000	5,133	10,321
\$150,000 - \$199,999	1,057	5,133	9,010
\$200,000 or greater	1,539	7,724	13,697
Median HH Income	\$161,515	\$143,854	\$132,666
Average HH Income	\$195,525	\$175,376	\$168,849

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
Age 45-49	1,109	5,465	9,487
Age 50-54	1,052	5,389	9,597
Age 55-59	901	4,313	7,973
Age 60-64	759	3,772	6,991
Age 65-69	534	2,923	5,595
Age 70-74	354	2,142	4,264
Age 75-79	261	1,586	3,174
Age 80-84	138	898	1,882
Age 85+	64	591	1,340
Total Age 65+	1,351	8,140	16,255
Total Age 75+	463	3,075	6,396

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median HH Income 45-54	\$183,944	\$172,144	\$166,904
Average HH Income 45-54	\$226,320	\$208,998	\$203,050
Median HH Income 55-64	\$182,459	\$165,107	\$162,889
Average HH Income 55-64	\$220,329	\$197,535	\$195,467
Median HH Income 65-74	\$111,453	\$101,582	\$105,823
Average HH Income 65-74	\$141,083	\$133,100	\$140,919
Average HH Income 75+	\$86,288	\$89,278	\$98,867

SENIOR DEMAND PROFILE

The 45 to 64 cohort, the adult children who most often select and fund care, numbers 34,048 within five miles at average household incomes above \$195,000. That combination of a large 75-plus base and a well-capitalized decision-maker population is the profile private-pay senior housing underwrites to.

Source: esri. Totals aggregated from published age bands.



06 **Company Profile**

Advisor Profile

Advisor Profile



Lance Somerville

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Lance Somerville is a Colorado-based commercial real estate advisor who operates at the intersection of strategy, finance, and execution. With over two decades of experience, he brings a modern, advisory-driven approach to owner-users, investors, and business operators navigating complex real estate decisions in the Greater Denver market.

His career began in residential real estate before expanding into commercial brokerage and national real estate franchising. After launching his licensed career in Albuquerque, Lance returned to Colorado to work at RE/MAX World Headquarters, where he spent nearly seven years advising and brokering franchised real estate offices across the western U.S. That experience shaped his ability to think beyond individual transactions and focus on business fundamentals, scalability, and risk management.

Since 2013, Lance has focused exclusively on commercial real estate in Colorado, advising clients on acquisitions, dispositions, leasing strategy, land opportunities, and investor coordination. His work spans both national organizations and locally owned businesses, allowing him to remain highly tactical while maintaining a strategic, big-picture lens.

Lance is recognized for his integrity-first mindset, data-driven decision making, and commitment to creating clarity in every transaction.

TOUR AND DILIGENCE

Site tours, zoning documentation, and utility exhibits are available on request. Please contact Lance Somerville directly to schedule a walk of the property or to discuss offer structure.

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MAIN STREET & JORDAN RD

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This is not intended to be a legally binding offer or solicitation. Any projections, opinions, assumptions, or estimates are for illustrative purposes only and do not represent the current or future performance of the property.

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