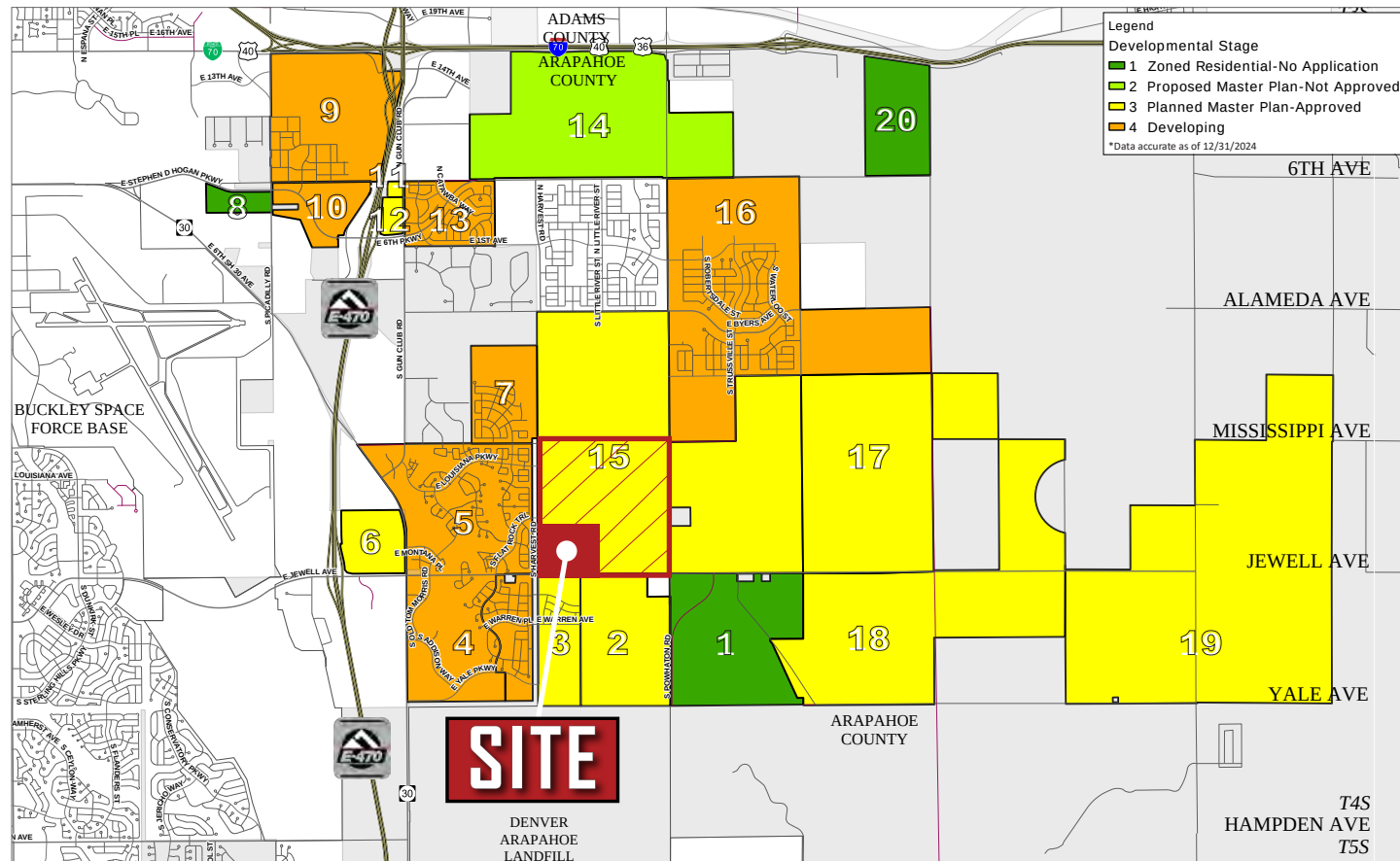


# RESIDENTIAL DEVELOPMENT MAP



## 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.

**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.*

## PRIME MIXED-USE & MULTI-FAMILY SITES

# PARKLANDS VILLAGE I

**NEC OF HARVEST RD. & E. JEWELL AVE., AURORA, CO 80018**



## PROPERTY FEATURES

- ±48.00 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](#))
- 22.3 AC of Commercial Land & 25.7 AC of Multi-Family Land
- 1,363 Residential Units Planned for Parklands I
- Located in a High-Growth Southeast Aurora Submarket with ±20,000+ Residential Units Planned or Under Development within a 3-Mile Radius
- Adjacent to Murphy Creek Golf Course
- New ±118,000 SF P-8 School at Foundry (*Aurora Public Schools*) Scheduled to Open for the 2027-2028 School Year
- Ideal for Mixed-Use, Multi-Family, or Neighborhood Retail Commercial Development

## PROPERTY DETAILS

|                |                                                                |
|----------------|----------------------------------------------------------------|
| AVAILABLE      | 48.00 AC Total                                                 |
| SALE PRICE     | Contact Broker for Pricing                                     |
| PROPERTY TAXES | T.B.D.                                                         |
| ZONING         | 22.3 AC: MU-C<br>(Mixed-Use Corridor)<br>25.7 AC: Multi-Family |
| SPECIFIC USE   | Mixed Commercial /<br>Multi-Family Residential                 |
| UTILITIES      | Xcel Energy / PSCo                                             |
| WATER / SAN    | City of Aurora                                                 |
| CROSS STREETS  | E. Jewell Ave. &<br>Harvest Rd.                                |
| CITY / COUNTY  | Aurora / Arapahoe                                              |

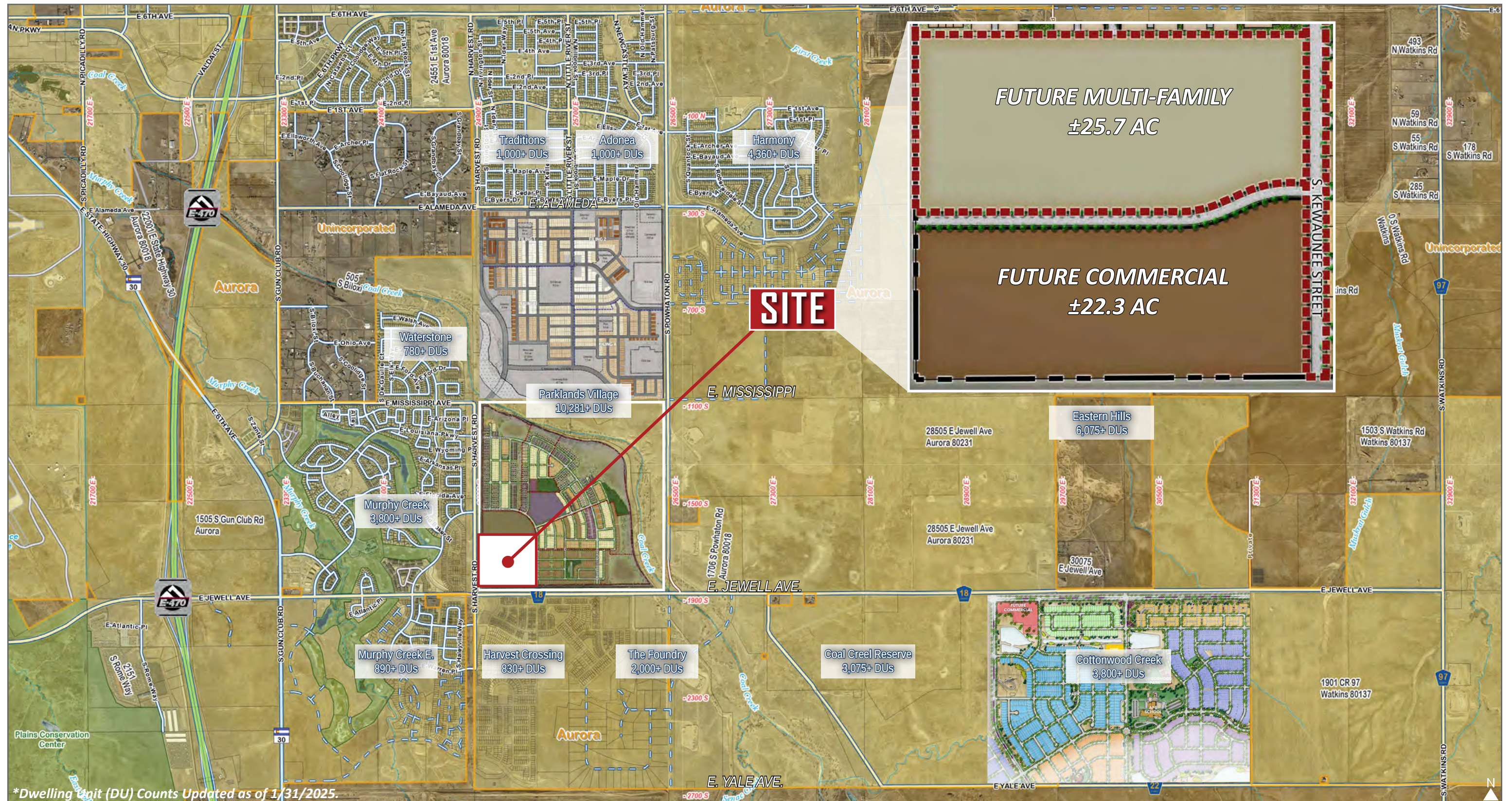


## 48.00 ACRE MIXED-USE & MULTI-FAMILY SITES

**NEC OF HARVEST RD. & E. JEWELL AVE., AURORA, CO**

**TREVEY**  
COMMERCIAL

## REGIONAL SITE AERIAL



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