

GATHERINGS

AT PARKER

NEC N. Jordan Rd. & E-470
Parker, CO

8.425 AC FOR SALE

Prime Mixed-Use Development Opportunity

\$5,500,000 | \$652,819/AC | \$15/SF



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 **ZALL**
COMMERCIAL REAL ESTATE

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The Offering

Gatherings at Parker represents a rare opportunity to acquire a highly visible, strategically positioned development site at the northeast corner of N. Jordan Road and E-470 in Parker, Colorado. This premier location offers exceptional regional access, strong traffic exposure, and proximity to an expanding residential and commercial area.

Offered as a single, cohesive development opportunity, the site is ideally suited for retail, mixed-use, entertainment, or experiential destinations. Much of the supporting infrastructure is already in place, allowing a future developer to focus on project design and execution rather than foundational groundwork.

Originally envisioned as a thoughtfully curated lifestyle village, the property allows the developer to bring forward a fresh concept tailored to current market demand while leveraging the site's strong fundamentals.

Property Details

Total Developable Site: 8.425 Acres

Asking Price: \$5,500,000

Price Per Acre: \$652,819

Price Per SF: \$15.00

Shovel Ready Retail Development

- Property parceled
- Utilities in place

Key Highlights

- Proven leasing traction resulting in **75% committed via signed LOIs** with prospective tenants
- **50K SF currently under construction** in the submarket (estimated)



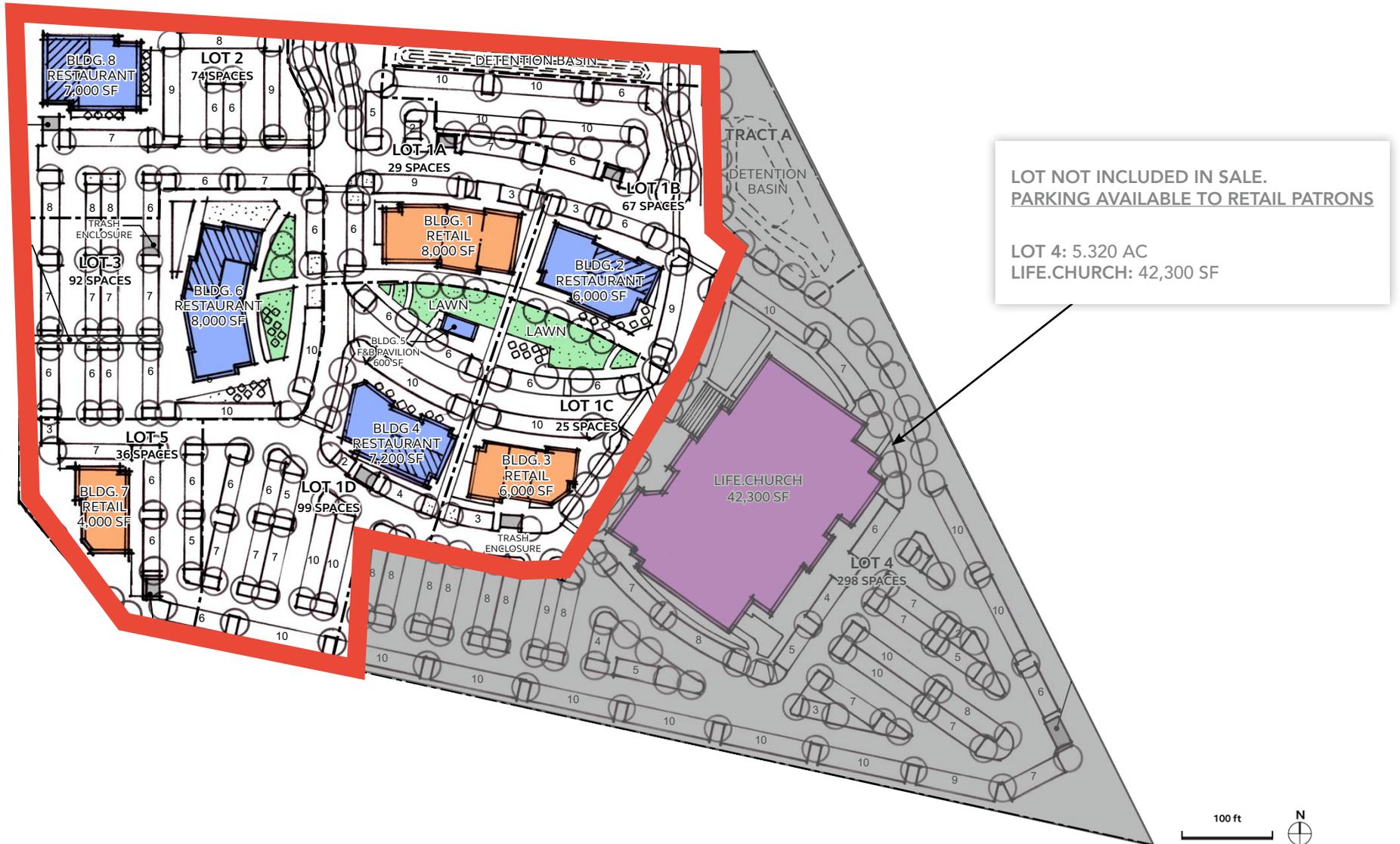
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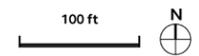
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LOT NOT INCLUDED IN SALE.
PARKING AVAILABLE TO RETAIL PATRONS

LOT 4: 5.320 AC
LIFE.CHURCH: 42,300 SF



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The Vision (Conceptual)

Gatherings at Parker is positioned to become a vibrant, community-focused destination designed to emphasize:

- Community-focused placemaking
- Walkable, open-air environments
- Integrated green spaces, lawns, and shared outdoor areas
- Architecturally distinctive buildings featuring a refined mix of wood, brick, stone, and metal

The site supports a range of uses, including boutique retail, dining, entertainment, and experiential concepts, while maintaining the flexibility for a future buyer to adapt the vision to evolving market demand and long-term development objectives.

Development Highlights

- Prime corner location with direct access to E-470
- Excellent visibility and strong traffic counts along N. Jordan Road
- Located within a rapidly expanding residential and employment base
- Flexible zoning and site layout supporting a variety of commercial and mixed-use concepts
- Conceptual site plans available (subject to change)



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Current Development Status

Life.Church: Currently under construction with the anticipated opening date of July 2026

Access roads, landscaping, etc. will be delivered prior to church opening

Infrastructure plan has been completed for the development to deliver a pad ready site for the buyer

Mass grading and utilities have been completed and installed to the entire site

Replatt will be required via administrative review with the city



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The Trade Area

Demographics	1 Mile	2 Miles	5 Miles
Est. Population	14,479	33,228	174,742
Est. Households	6,039	12,633	66,277
Avg. HH Income	\$108,859	\$126,271	\$143,162

Source: CoStar

Traffic Counts

60,000 VPD on E-470 at Jordan Road
27,000 VPD on Jordan Road at E-470

- Employment Center
- Residential Development



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