

AVAILABLE - LAND AT CORNERSTAR

SWC of Parker Rd. & Arapahoe Rd. | Aurora, CO



PARCEL	ACREAGE	\$/SF	Price
OP1	1.11 AC	\$18/SF	\$871,254.80
OP2	1.69 AC	\$18/SF	\$1,327,438.20
OP5	0.57 AC	\$18/SF	\$446,924.80

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Zoning MU-C

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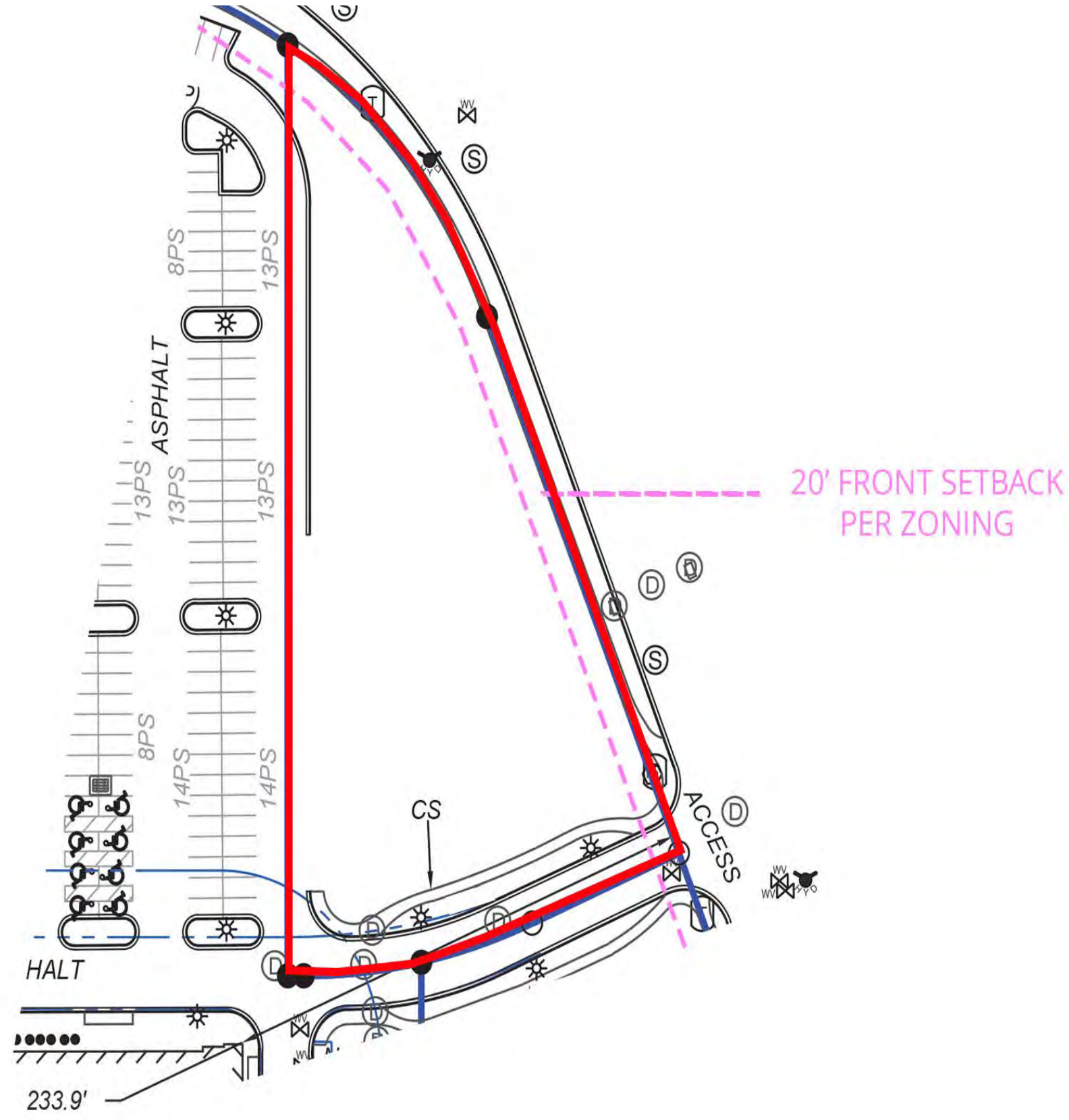
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TO SIGNALIZED
 FULL-MOVEMENT
 ON PARKER



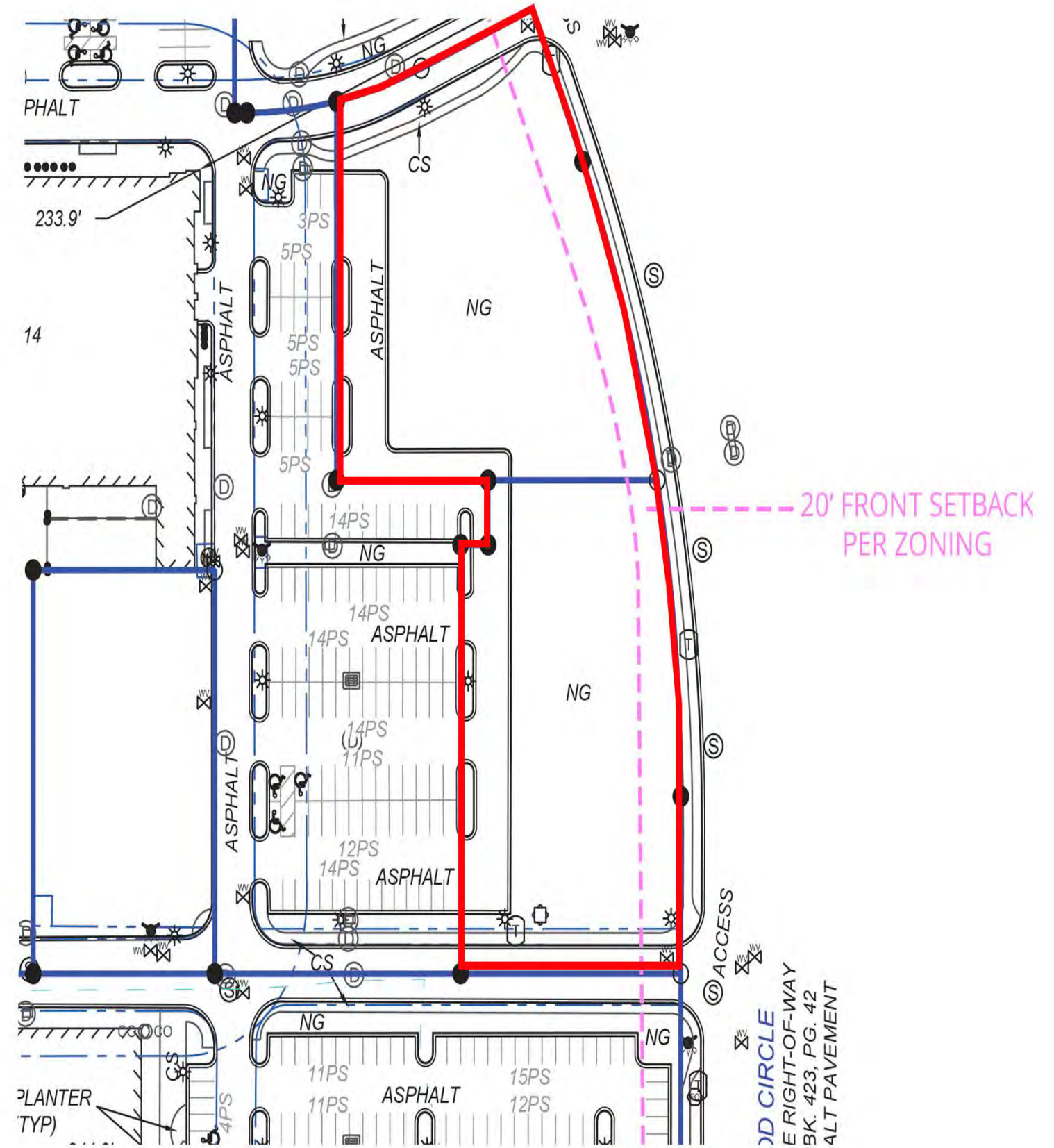
PARCEL OP1 - 1.11 ACRES

\$871,254.80



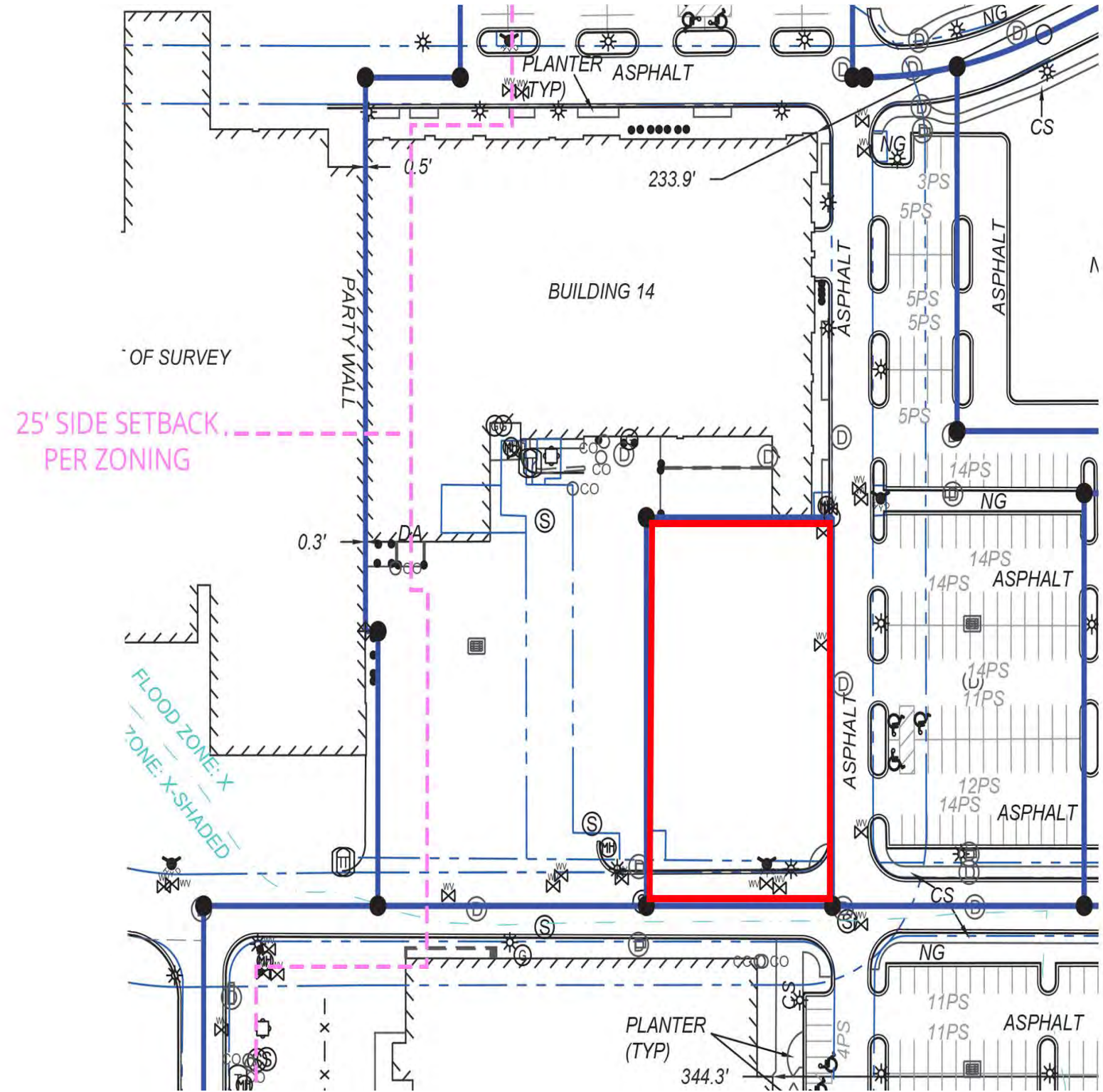
PARCEL OP2 - 1.69 ACRES

\$1,327,438.20



PARCEL OP5 - 0.57

\$446,924.80

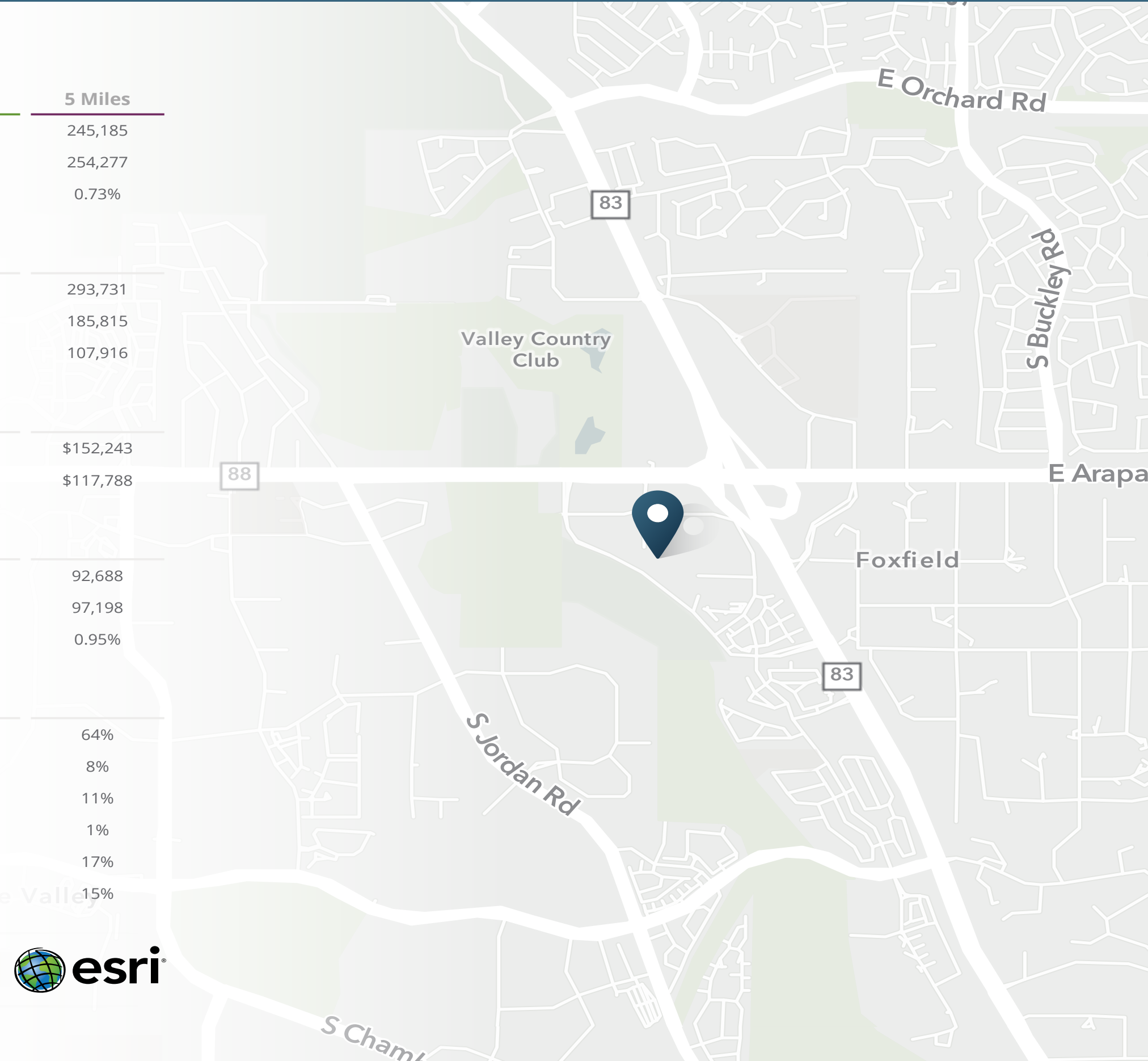


Trade Area



Demographic Highlights

Population	1 Mile	3 Miles	5 Miles
2025 Estimated Population	7,188	72,302	245,185
2030 Projected Population	7,394	73,418	254,277
Proj. Annual Growth 2025 to 2030	0.57%	0.31%	0.73%
Daytime Population			
2025 Daytime Population	10,441	75,018	293,731
Workers	7,655	43,871	185,815
Residents	2,786	31,147	107,916
Income			
2025 Est. Average Household Income	\$130,623	\$160,403	\$152,243
2025 Est. Median Household Income	\$94,004	\$124,531	\$117,788
Households & Growth			
2025 Estimated Households	3,123	26,138	92,688
2030 Estimated Households	3,210	26,718	97,198
Proj. Annual Growth 2025 to 2030	0.55%	0.44%	0.95%
Race & Ethnicity			
2025 Est. White	56%	64%	64%
2025 Est. Black or African American	10%	7%	8%
2025 Est. Asian or Pacific Islander	15%	13%	11%
2025 Est. American Indian or Native Alaskan	1%	1%	1%
2025 Est. Other Races	19%	16%	17%
2025 Est. Hispanic (Any Race)	17%	14%	15%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE esri

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For Property
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