

An aerial photograph showing a large, rectangular, brownish-yellow vacant lot in the foreground. Behind the lot is a paved road. Beyond the road is a dense residential neighborhood with many houses and trees. In the far background, a city skyline is visible under a clear sky.

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OFFERING MEMORANDUM

MAIN STREET & JORDAN RD

5.23 ACRES FOR SALE
PARKER, CO 80134

Main Street & Jordan Rd

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01

Executive Summary

Investment Summary

MAIN STREET & JORDAN RD

OFFERING SUMMARY

ADDRESS	Parker, CO 80134
COUNTY	Douglas
MARKET	Denver
SUBMARKET	Parker/Castle Rock
PRICE	\$4,500,000
PRICE PSF	\$19.74
LAND SF	227,906 SF
LAND ACRES	5.23
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	PUD
APN	2233-204-00-028

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	14,058	74,147	134,289
2026 Median HH Income	\$161,515	\$143,854	\$132,666
2026 Average HH Income	\$195,525	\$175,376	\$168,849

Opportunity AwaitsPremier 5.23-Acre Neighborhood Commercial Development Opportunity in Parker

- Situated within the established Bradbury Ranch master-planned community, this fully usable 5.23-acre parcel presents a rare opportunity to deliver neighborhood-serving commercial development in one of Parker's most stable and proven residential trade areas. The site carries a Neighborhood Commercial designation, supporting a diverse mix of consumer-facing and service-oriented uses.

Permitted uses include commercial retail, professional office, commercial recreation, and a broad range of service businesses (excluding gas stations and auto repair), allowing developers to curate a tenant mix aligned with community demand. Additional concepts may be pursued through the Special Review process, creating flexibility for thoughtfully designed projects that complement the surrounding neighborhood fabric.



02

Location

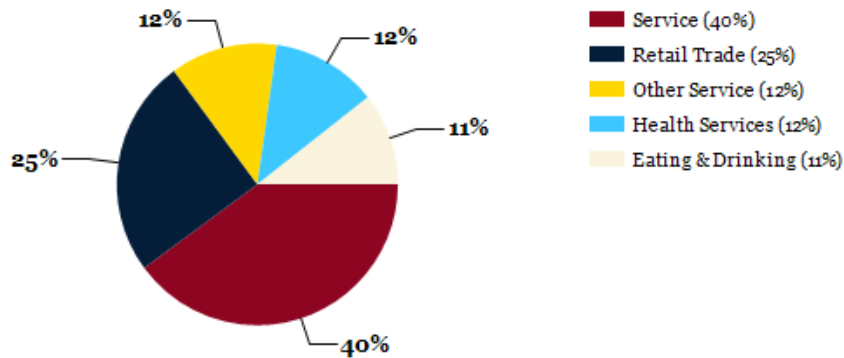
Location Summary

Traffic Counts

Sustainable Demand

- Forward-looking demographics further reinforce the site's positioning: Parker and Lone Tree are projected to deliver approximately 3,000–3,500 new residences over the next two years, fueled by major developments such as Tanterra and RidgeGate. This accelerating growth trajectory enhances long-term retail viability and underscores the site's strategic timing for development.
- Anchored by large-scale communities this influx of rooftops should translate into sustained traffic counts, stronger sales volumes, and improved tenant credit profiles. For developers and investors, the timing presents a strategic opportunity to deliver commercial product ahead of peak demand.

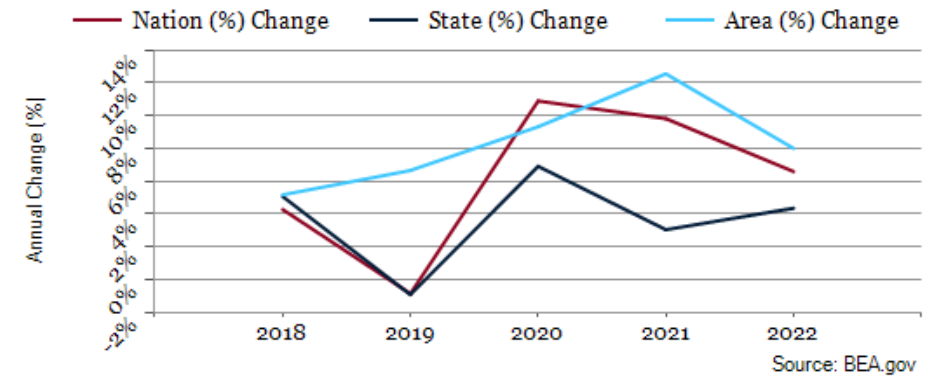
Major Industries by Employee Count

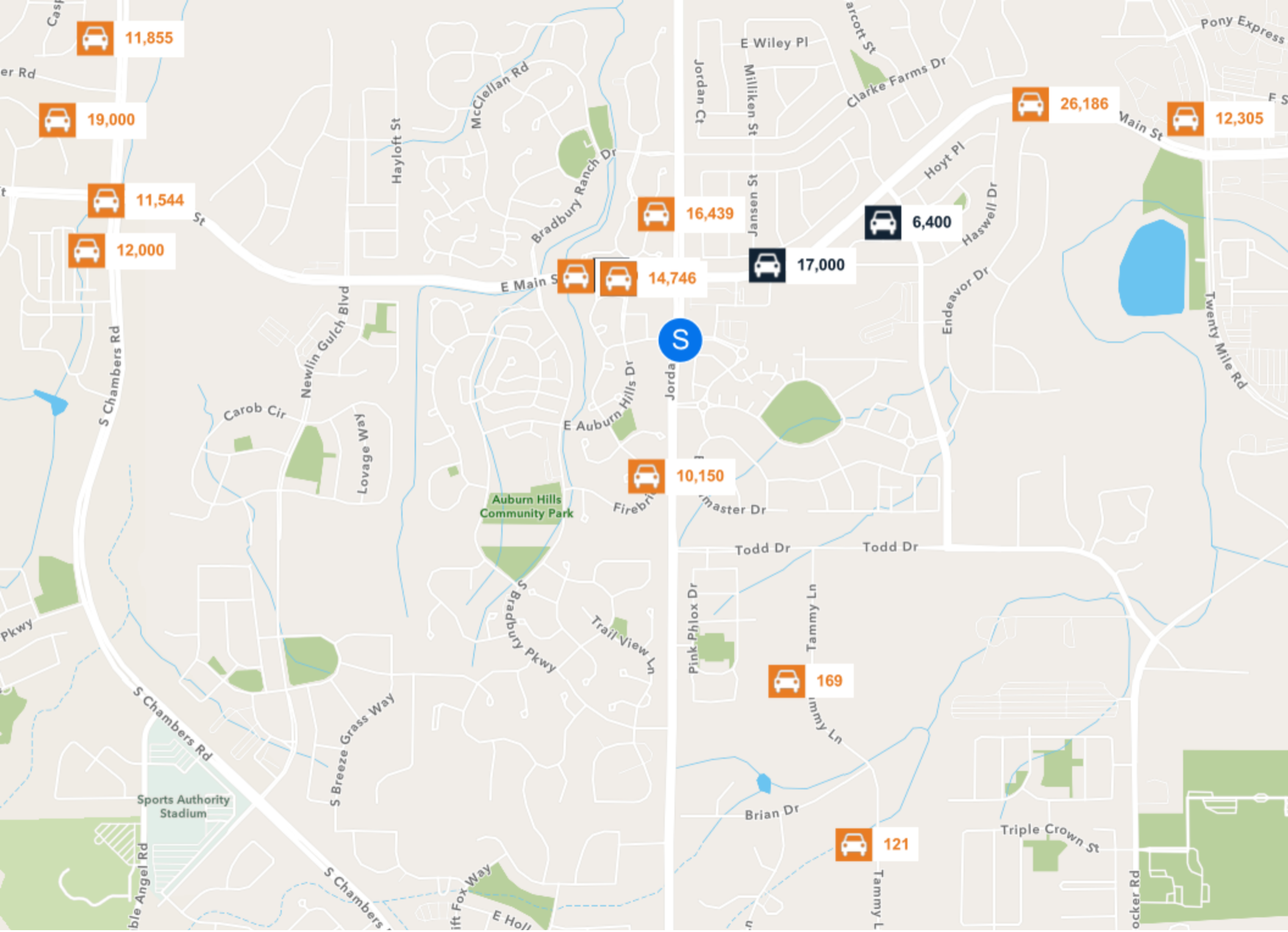


Largest Employers

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

Douglas County GDP Trend







03 Property Description

Property Features

PROPERTY FEATURES

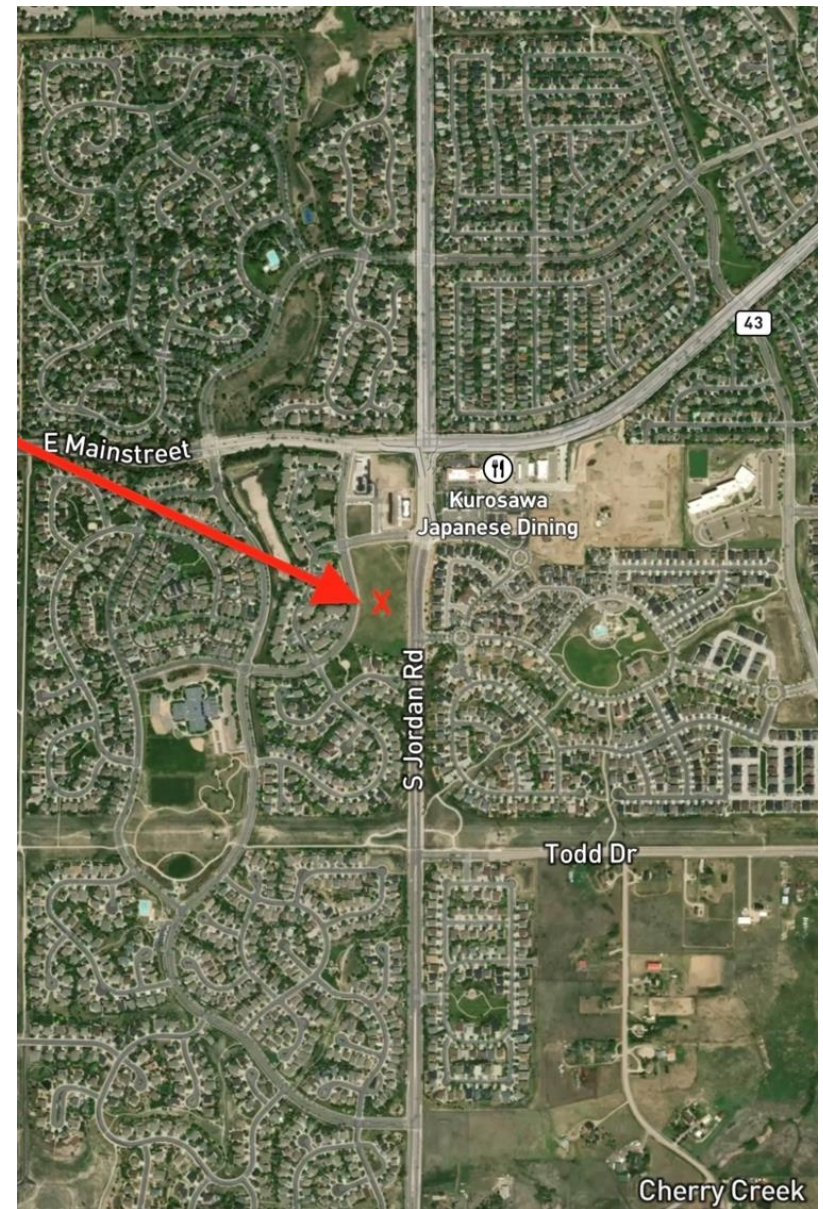
LAND SF	227,906
LAND ACRES	5.23
ZONING TYPE	PUD
TOPOGRAPHY	Level

NEIGHBORING PROPERTIES

NORTH	Commercial Pad Sites w/ a Gas Station & Coffe 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





04

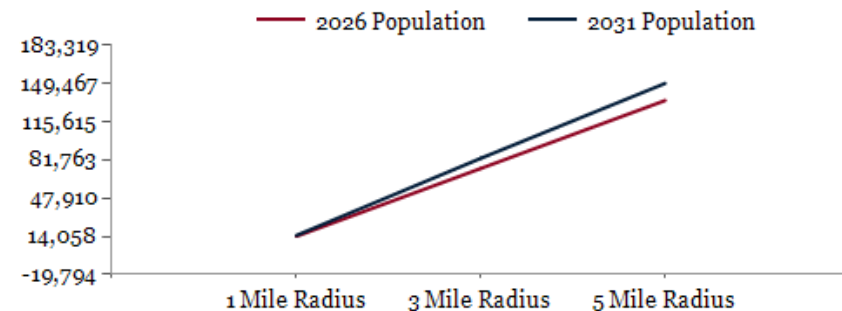
Demographics

General Demographics

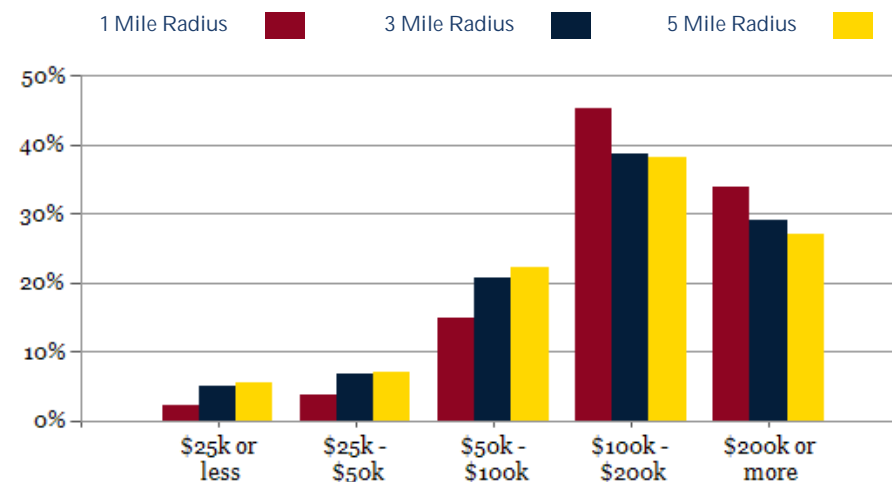
MAIN STREET & JORDAN RD

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 African American	285	1,626	3,745
2026 American Indian	79	378	730
2026 Asian	1,365	7,712	13,400
2026 Hispanic	1,563	8,194	15,187
2026 Other Race	290	1,787	3,497
2026 White	10,454	54,739	98,576
2026 Multiracial	1,575	7,828	14,199
2026-2031: Population: Growth Rate	6.00%	11.60%	10.80%

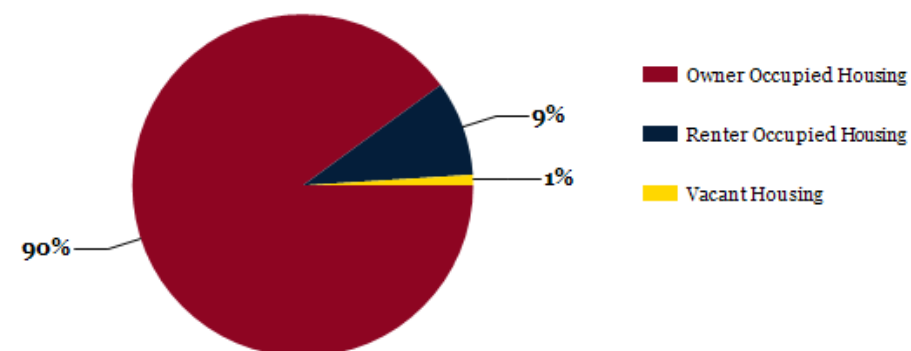
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	19	672	1,528
\$15,000-\$24,999	77	653	1,260
\$25,000-\$34,999	60	753	1,364
\$35,000-\$49,999	113	1,038	2,194
\$50,000-\$74,999	305	2,899	5,867
\$75,000-\$99,999	372	2,610	5,288
\$100,000-\$149,999	1,000	5,133	10,321
\$150,000-\$199,999	1,057	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 Household Income



2026 Own vs. Rent - 1 Mile Radius

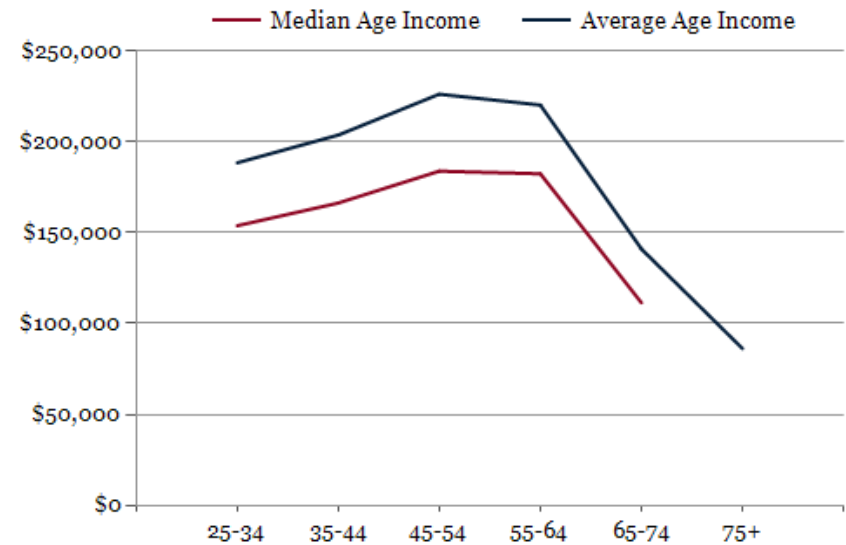
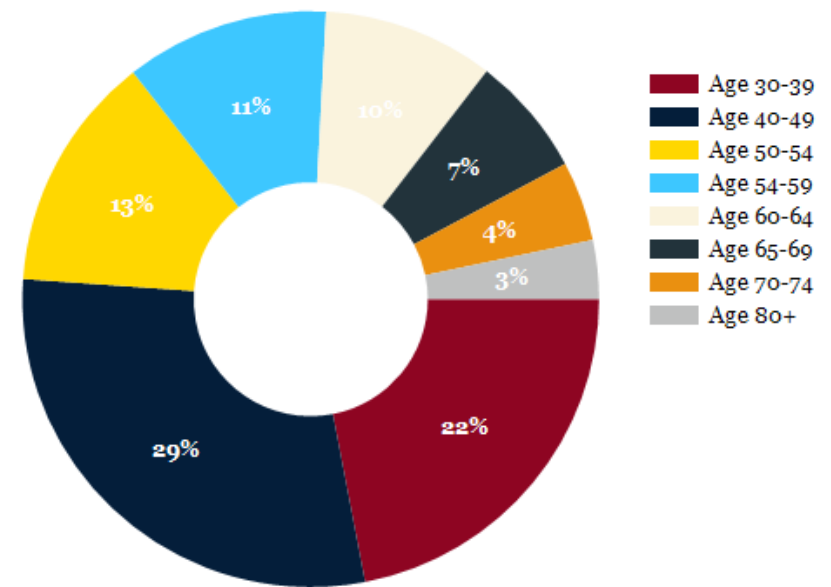


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	718	4,497	9,430
2026 Population Age 35-39	1,018	5,840	10,389
2026 Population Age 40-44	1,193	6,318	10,844
2026 Population Age 45-49	1,109	5,465	9,487
2026 Population Age 50-54	1,052	5,389	9,597
2026 Population Age 55-59	901	4,313	7,973
2026 Population Age 60-64	759	3,772	6,991
2026 Population Age 65-69	534	2,923	5,595
2026 Population Age 70-74	354	2,142	4,264
2026 Population Age 75-79	261	1,586	3,174
2026 Population Age 80-84	138	898	1,882
2026 Population Age 85+	64	591	1,340
2026 Population Age 18+	10,046	54,454	101,770
2026 Median Age	37	37	37
2031 Median Age	36	37	38

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$153,859	\$116,917	\$110,654
Average Household Income 25-34	\$188,505	\$151,774	\$141,944
Median Household Income 35-44	\$166,382	\$159,701	\$152,248
Average Household Income 35-44	\$203,802	\$193,727	\$183,493
Median Household Income 45-54	\$183,944	\$172,144	\$166,904
Average Household Income 45-54	\$226,320	\$208,998	\$203,050
Median Household Income 55-64	\$182,459	\$165,107	\$162,889
Average Household Income 55-64	\$220,329	\$197,535	\$195,467
Median Household Income 65-74	\$111,453	\$101,582	\$105,823
Average Household Income 65-74	\$141,083	\$133,100	\$140,919
Average Household Income 75+	\$86,288	\$89,278	\$98,867

Population By Age



MAIN STREET & JORDAN RD

Company Profile
Advisor Profile

05



Lance Somerville
Commercial Advisor

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.

Main Street & Jordan Rd

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Prospective purchasers and tenants are advised to conduct their own independent investigations and due diligence concerning the property, including but not limited to financial condition, physical condition, zoning, entitlements, environmental matters, and all other material considerations.

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