



# Pinery Village

NWC of Pinery Pkwy & Parker Rd, Parker, CO

Premier Commercial  
Development Site

[ 121.24 NET ACRES ]



## The offering

JLL, as exclusive advisor, is marketing for sale a suburban infill commercial development opportunity at Pinery Parkway and South Parker Road (“the Site”). Configured across 121 net developable acres within unincorporated Douglas County, the site is located adjacent to the rapidly burgeoning suburban Denver community of Parker, Colorado. The site represents an actionable opportunity for qualified developers to capitalize on the growth of the Denver region with a fully entitled site with an in place metro district, allowing for a wide variety of uses including light industrial, retail, office, recreation, institutional, hospitality, and other commercial uses. Self-storage is allowed as a conditional use within the designated Business Park areas of the Site. The site has an in place metro district in unincorporated Douglas County.

The site is bordered by South Parker Road to the east, Pinery Parkway to the south, open space as well as Cherry Creek to the west. The Cherry Creek Trail Pinery Trailhead is at the southwest corner of the site, offering direct access to Denver’s renowned regional recreational trail system. Quality of life, access to top talent, proximity to a substantial tech eco-system, as well as a growing and thriving business climate in Parker differentiate this suburban commercial opportunity.

Located 15 minutes to the Denver Tech Center and 30 minutes from Downtown Denver, this highly desirable suburban location comes available at a pivotal moment in time. As the flight to the suburbs accelerates and people reconsider how they live and work in a post-covid climate, the Pinery and Parker site is ever-more valuable. The future commercial development will directly cater to 18,000+ households without compromising access to Denver’s busiest hubs. Pinery and Parker provides investors with the

# Investment **highlights**

## Actionable Commercial Development Opportunity

The Pinery & Parker site, located within unincorporated Douglas County, represents a rare opportunity for qualified developers to capitalize on a **fully entitled commercial site** in the highly desirable Denver southeast suburban submarket.

## Build Ready Site with Flexible Zoning In-Place

The in-place zoning allows for a wide variety of commercial uses including light industrial, retail (including grocer and restaurant uses), office, recreation, hospitality, and other commercial uses. Self-storage is allowed as a conditional use within the designated Business Park areas of the Site. The site has already received PD approval and has a concept plan in place that takes into account the sites topography. The site also has a metro district in place that allows a future developer to **capitalize on a flexible, \$55 million debt capacity service plan. This district would allow sales tax to still be less than those in the adjacent Town of Parker.**

## Exceptional Access

The site is within 45 minutes of metro Denver's busiest hubs. With excellent street frontage on Parker Road (HWY 83), the lots are exposed to **42,000+ VPD**. Given direct access to HWY 83, the site's location provides seamless connectivity and access.

- 15 minutes from the DTC and greater Southeast Business Corridor, Denver's largest employment center
- 30 minutes from Downtown Denver
- 45 minutes from Denver International Airport
- 45 minutes from Northern Colorado Springs

## Proximity to Key Tech Employment Centers

The site is **strategically located** for companies looking to take part in an extensive technology driven ecosystem taking place south east of Denver. Future tenants at this location benefit from Parker's growing business climate, with access to South Denver's expanding infrastructure for technology-based companies. Companies looking for a location that is integrated within a tech driven local economy can attract top talent, and provide employees the benefits of convenient suburban living at Pinery & Parker.

## Excellent Surrounding Demographics

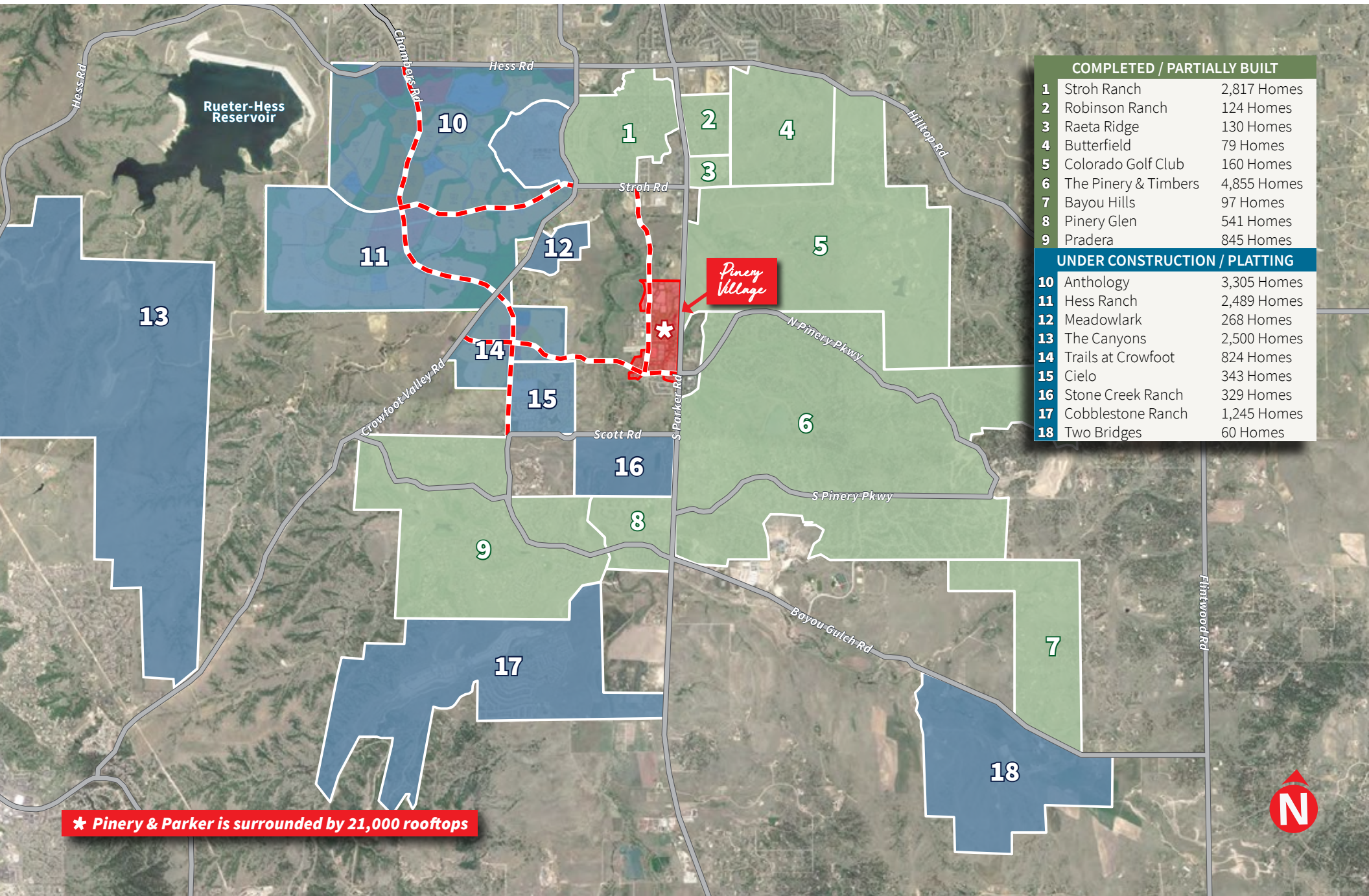
Located in Douglas County adjacent to Parker, Colorado, this highly-desirable suburban location has an exceptional demographic base that continues to expand. Quality of life with year-round outdoor activities drive businesses and families to call Parker home. Parker communities are a destination location for high-income new families locating in the Denver region. Given accelerated migration to suburban communities, Parker is optimally positioned to benefit from Denver Metro's explosive growth.

- \$123,428 Median Household Income within 3-mile radius of site
- Since 2010, **Parker has experienced population growth of nearly 30% with over 21,000 rooftops within direct proximity to the site**

## Growing Southeast Industrial Market

**The Southeast is quickly growing in popularity** amongst tenant searches, up 18% since 2017. Occupiers are increasingly drawn to the area as new development continues to break ground, offering a wide variety of options. Multi-market searches are on the rise as well, indicating that tenants are beginning to consider options outside of the traditional core submarkets.

# Surrounding **residential development**



COMPLETED / PARTIALLY BUILT		
1	Stroh Ranch	2,817 Homes
2	Robinson Ranch	124 Homes
3	Raeta Ridge	130 Homes
4	Butterfield	79 Homes
5	Colorado Golf Club	160 Homes
6	The Pinery & Timbers	4,855 Homes
7	Bayou Hills	97 Homes
8	Pinery Glen	541 Homes
9	Pradera	845 Homes
UNDER CONSTRUCTION / PLATTING		
10	Anthology	3,305 Homes
11	Hess Ranch	2,489 Homes
12	Meadowlark	268 Homes
13	The Canyons	2,500 Homes
14	Trails at Crowfoot	824 Homes
15	Cielo	343 Homes
16	Stone Creek Ranch	329 Homes
17	Cobblestone Ranch	1,245 Homes
18	Two Bridges	60 Homes

★ Pinery & Parker is surrounded by 21,000 rooftops



# Property **description**

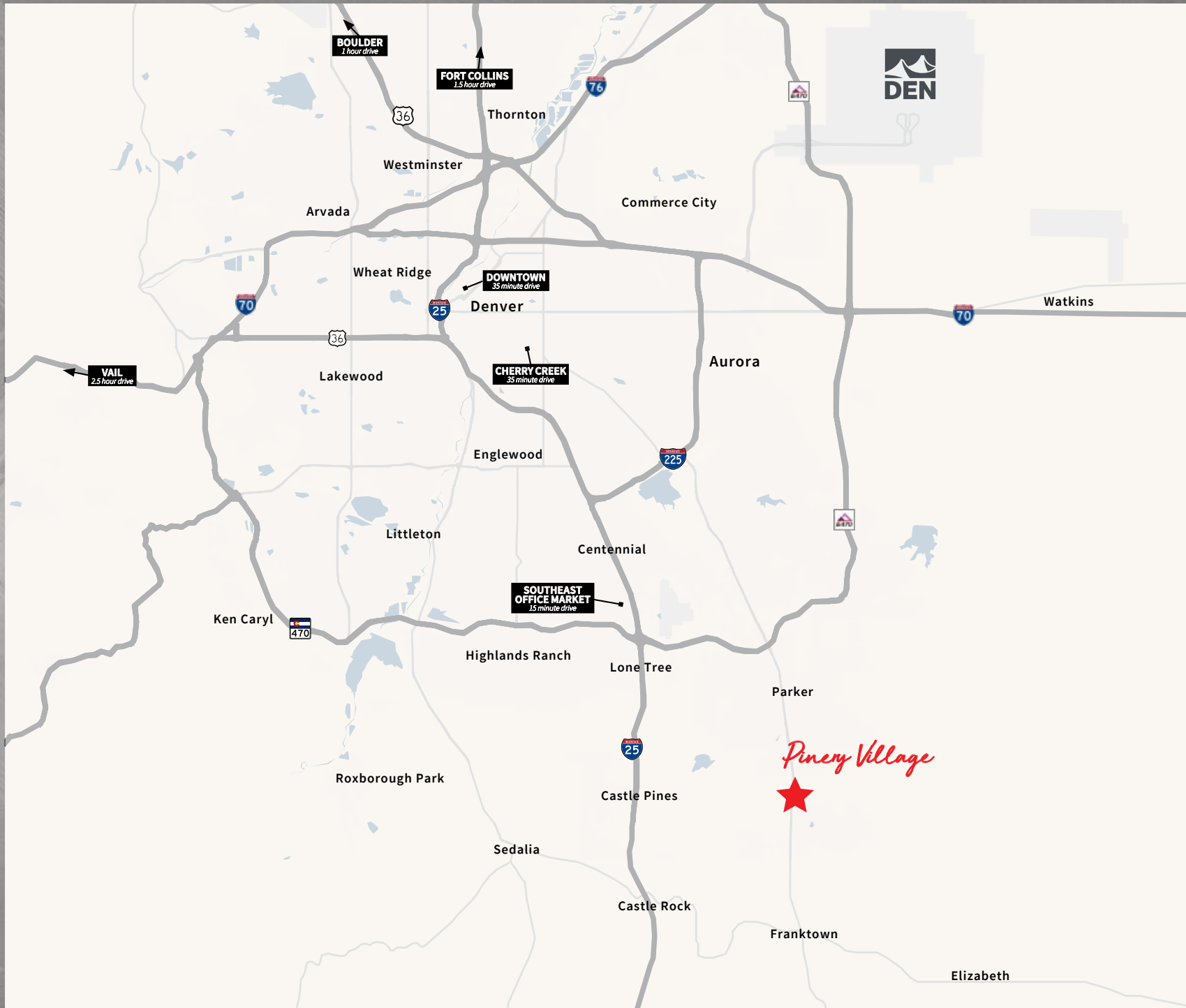
## The property

<b>Size</b>	121.24 Acres		
<b>Zoning</b>	PD (Planned Development); Mixed-Use		
<b>County</b>	Douglas County		
<b>Mill Levy</b>	132.018		
<b>Households</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
	650	7,340	21,107
<b>Traffic Count</b>	Pinery & Parker - 42,858 VPD		

## The parcels

<b>PA 38</b>	29.71 Acres	1,294,167 SF
<b>PA 40-A</b>	29.33 Acres	1,277,615 SF
<b>PA 41</b>	35.54 Acres	1,548,122 SF
<b>PA 42</b>	11.69 Acres	509,216 SF
<b>PA 43</b>	14.97 Acres	652,093 SF
<b>TOTAL</b>	121.24 Acres	5,281,213 SF





## Contact information

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\*\*The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage. Given the prevailing domestic and global uncertainty arising from the Coronavirus, we recommend that the intended recipients of this information regularly seek our guidance.