



52.5 ACRES

North Pinery Pkwy & Parker Rd, Parker, CO

Pinery Village

Premier Commercial Development Site

 JLL SEE A BRIGHTER WAY

The offering

JLL, as exclusive advisor, is marketing for sale a suburban infill commercial development opportunity at North Pinery Parkway and South Parker Road/SH83 (“the Site”). Configured across **52.5 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**, allowing for a wide variety of uses including light industrial, retail, office, recreation, institutional, hospitality, and other commercial uses. **The site has an operating Metro District with \$55MM in debt capacity.**

The site is bordered by South Parker Road/SH83 to the east, North 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, exclusive

and flexible zoning, access to top employment and 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 21,000+ households and easy access to Denver’s busiest hubs. Pinery Village provides investors with the unique opportunity to capitalize on the shift of commercial space demand.



Highlights

Actionable Commercial Development Opportunity

Pinery Village, 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, office, recreation, hospitality, and other commercial uses. The site has already received PD approval and has a concept plan in place that takes into account the site's 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**. Additionally, the district has PIF Provisions on top of the \$55 million debt capacity. The PIF allows 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 33,000+ 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

Growing Demand for Storage

Companies looking to capitalize on this storage-focused opportunity can serve growing communities while leveraging the site's visibility and accessibility. The property offers excellent storage potential in an underserved market segment of Pinery & Parker's convenient suburban setting. In addition, King Soopers is opening a new 121,000 SF marketplace adjacent to the site in 2026, creating complementary retail traffic that can enhance awareness of storage offerings.

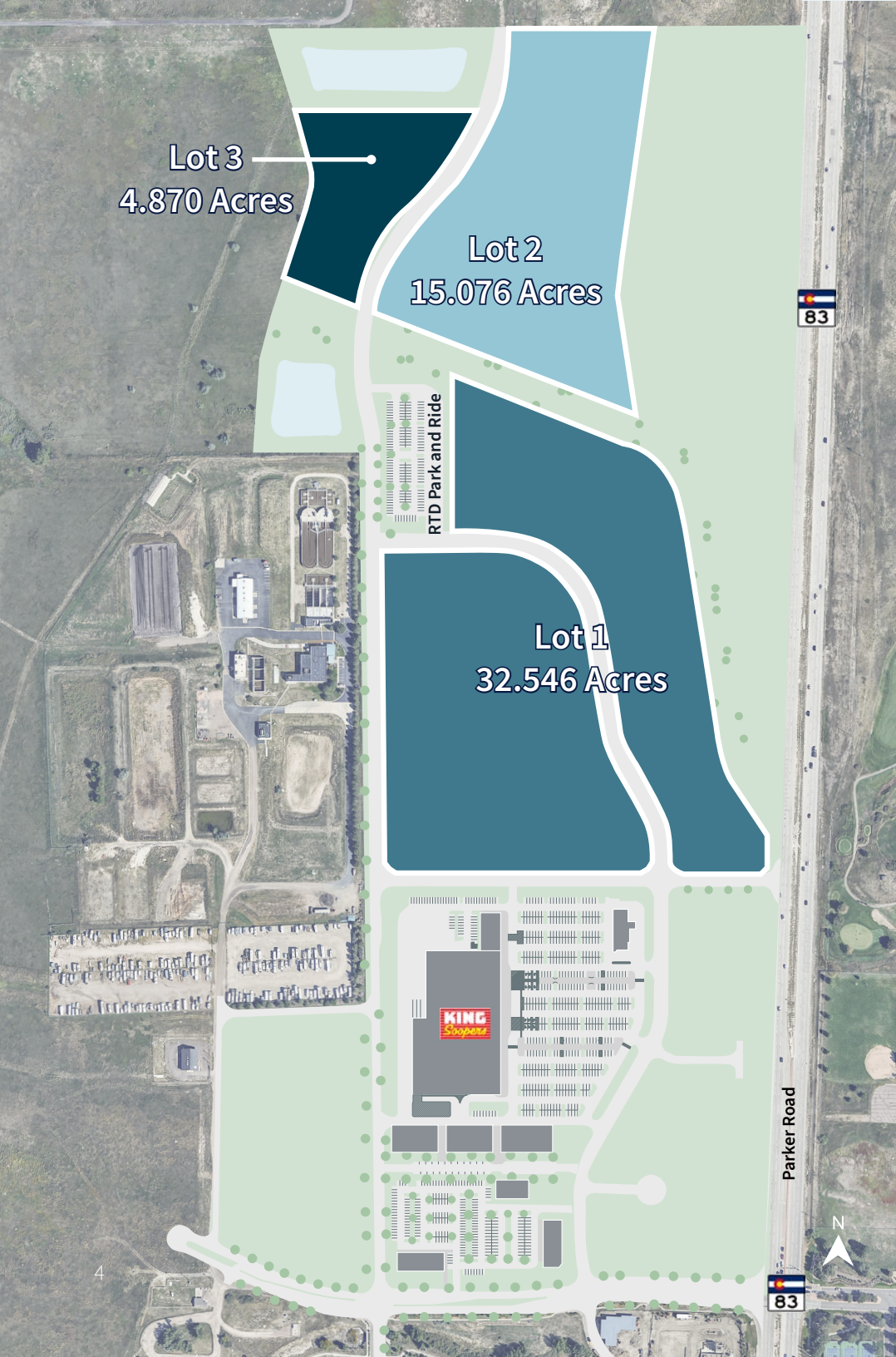
Excellent Surrounding Demographics

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 and Douglas county 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.



Property description

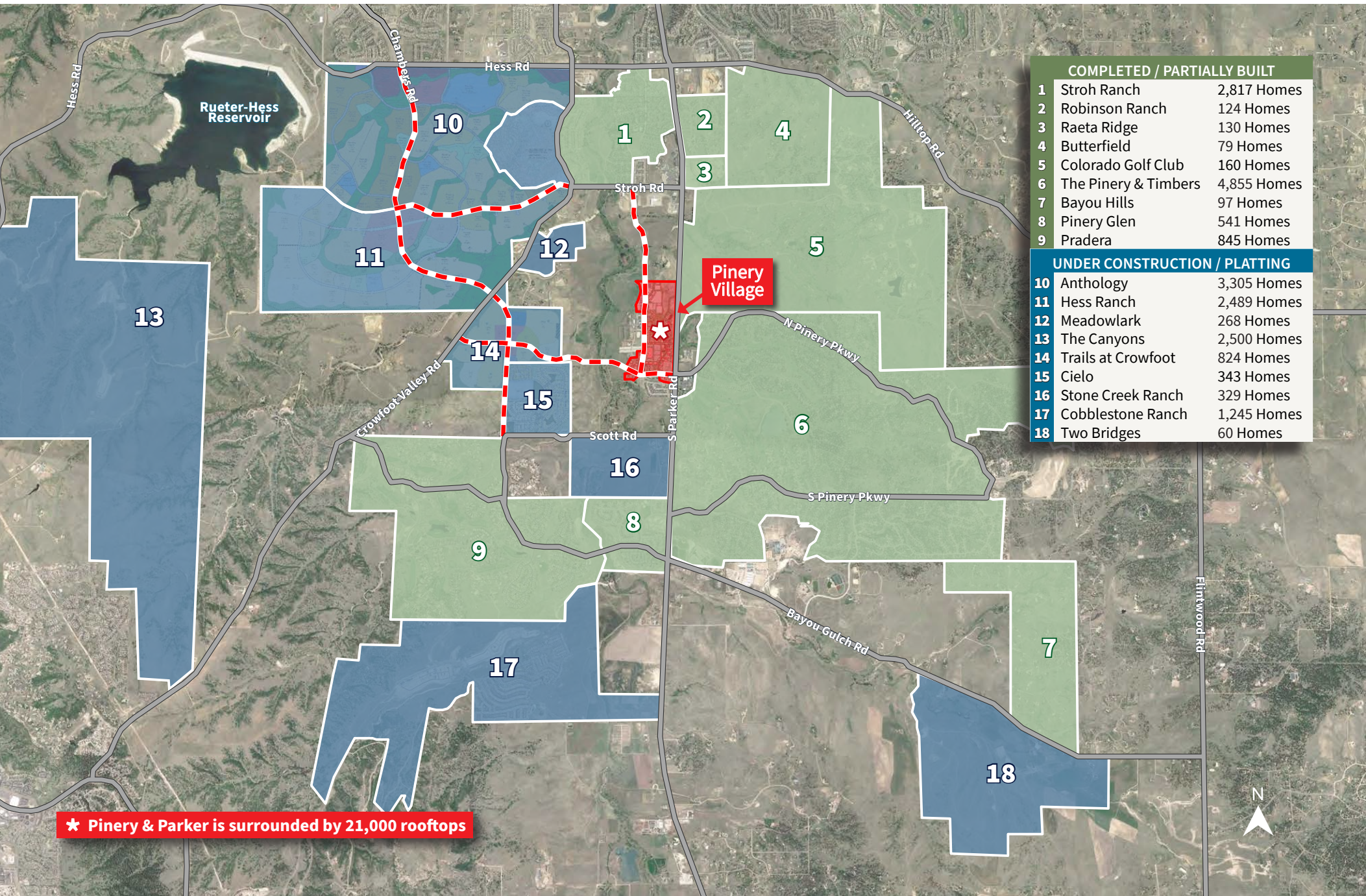
The property

Site	52.5 acres		
Zoning	PD (Planned Development); Mixed-Use		
County	Douglas County		
Mill Levy	123		
Traffic Count	Pinery & Parker - 33,000+ VPD		
	1 mile	3 miles	5 miles
Households	650	7,340	21,107

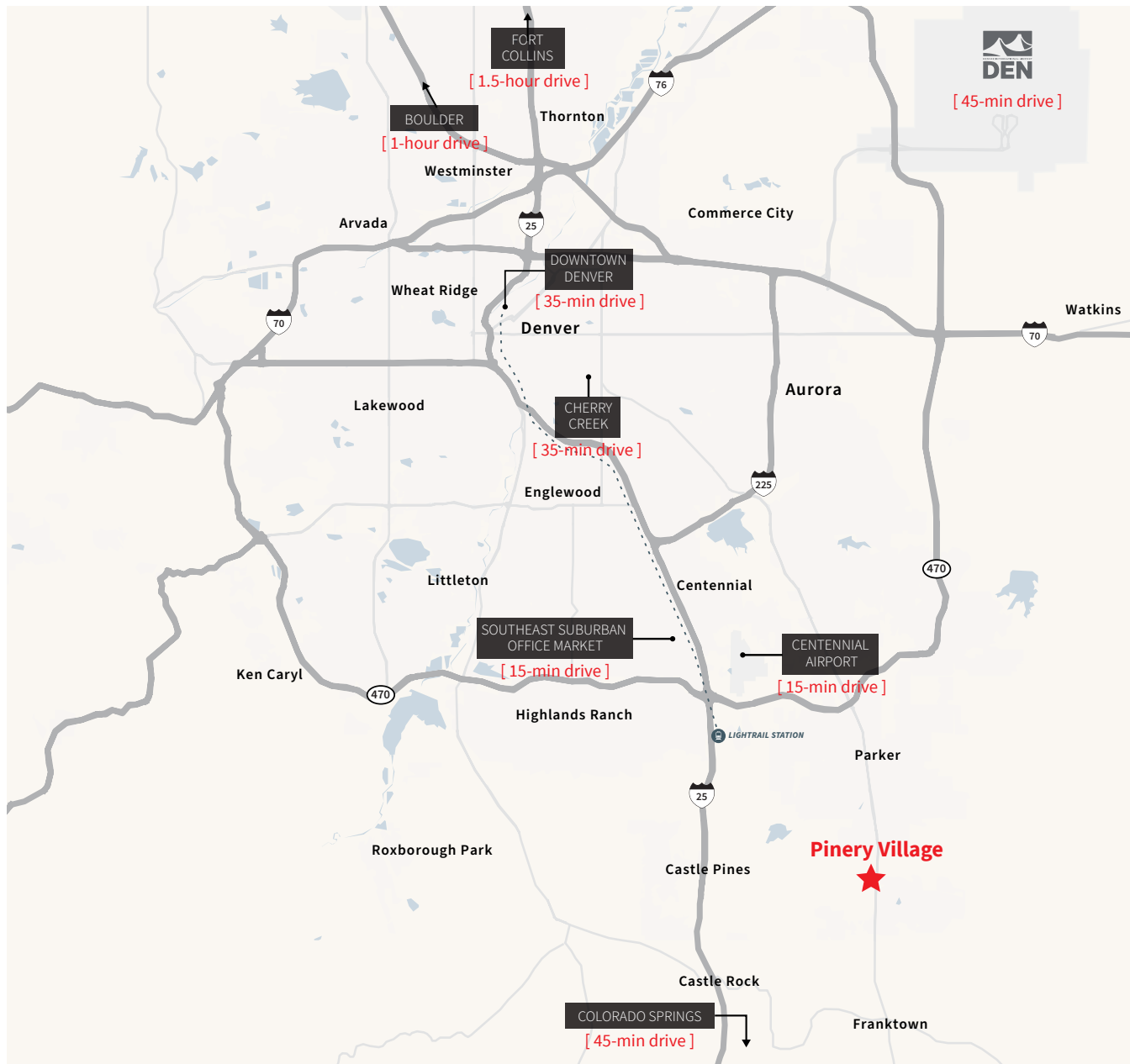
The parcels

Lot 3	4.870 AC
Lot 2	15.076 AC
Lot 1	32.546 AC

Surrounding residential development



Location



Drive times



15

MINUTES

to Southeast Suburban
Submarket

15

MINUTES

to Centennial Airport

35

MINUTES

to Cherry Creek

35

MINUTES

to Downtown Denver

45

MINUTES

to Colorado Springs

45

MINUTES

to Denver International
Airport

60

MINUTES

to Boulder

90

MINUTES

to Fort Collins

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