



Development/Update Report

Second Quarter, 2009

Below is a list of projects in the Parker area that are new, are in progress, or are planned for future development. **New information to the Development Report is listed at the beginning of the report. Updated information since the last report is shown in italics.**

This is not to be considered a complete list, and it is subject to change at any time. If you have updates or changes to this report, please contact the Parker Economic Development Council at 303.841.8683 or info@parkercolorado.org.

NEW TO THIS REPORT:

Dolce Vita (10259 S. Parker Road)

Contact: Wahlen Properties, 303.506.1150

- 38,000 s.f. medical/office/retail space available
- Construction to be completed October, 2009

Lincoln Town Center (12155 Lioness Way)

Contact: David Hicks Lampert, 303.694.6082

- Proposed 4,500 s.f. in-line retail building for lease

COMMERCIAL DEVELOPMENT UPDATES

18425 Pony Express Drive (NEC Pony Express Dr. and Twenty Mile Road)

Contact: Transwestern

- Construction completed December, 2008
- Retail/Office
- *11786 s.f. leased, 11214 s.f. available*

Broncos Parkway Plaza (SWC Jordan and Broncos Parkway)

Contact: Armstrong Capital Development, 303.799.8781

- Office Condominiums, units from 1130 s.f. to 15,060 s.f.
- Retail available, 11,400 s.f., divisible in 1300 s.f. increments

Brunswick Zone (Directly south of Twenty Mile Cinemas)

Developer: Summit Companies

- 4.37 acres
- 38 lanes of bowling

CarMax (Ponderosa Drive and Lincoln Ave.)

- 15 acres purchased for new CarMax dealership

Come, Sit, Stay Pet Resort (E-470 /Parker Road)

Contact: Tim Cruser, 720.530.6830

- Approved by Town
- Full service pet hotel
- Expected opening Summer, 2009
- Pro Dog Training, Boarding, Day Play, Pet Shipping, Retail
- Indoor pool, outdoor artificial turf play areas
- Includes cattery, and boarding for exotic pets

Country Meadows Square (11 acres on NWC of Parker and Hess Rds)

Contact: Mitch Trevey, Trevey Company, LLC, 303.841.1400

- Four lots left ranging from 1 acre to 1.5 acres each zoned retail/commercial
- 7-11 store now open (Lot #1)
- Children's Choice Early Learning Center now open Lot #3)
- Service Street Automotive now open (Lot #4)
- Automatic/Manual Carwash planned for Lot #7
- Multi-tenant retail building planned for Lot #2

Crown Point (220-acre mixed development - E-470 and S. Parker Rd)

Developer: Today Crown Point, LLC

- **Parker Adventist Hospital** is working on its site improvements for Phase 2 which will include a new 80,000 s.f. medical office building; groundbreaking had taken place in November, 2008, for occupancy in Summer, 2009. In addition, the Hospital is preparing to expand its operating rooms and Women's Center by 30,000 s.f.
- **SAXA** is planning the building of several medical office condominiums on a 6 acre parcel across from Parker Adventist Hospital.
- **Parker Skilled Nursing & Rehabilitation Center** has closed on a parcel across from the Parker Adventist Hospital; anticipated construction in 2009. Approximately 180 beds with multiple levels of care, including Skilled Nursing, Alzheimer's Care, Post Surgical Rehabilitation, and Physical Therapy.
- **AZCO Development** has completed and opened their 20,000 s.f. medical office building next to Village Inn, and is beginning tenant improvement work.
- **Costco** (Parker Road/Cottonwood/E-470)
 - ◆ Opened August 22, 2008, and includes Liquor, Tire, and Gasoline.

Crown Point Professional

Contact: MARS, Rick Hill

- **MARS Development** has completed the leasing of its 30,000 s.f Professional Office building and is preparing to break ground on a second one.

Dransfeldt Place (20 acres on Dransfeldt Road, just south of Lowe's off of Lincoln Ave.)

Contact: Mitch Trevey, Trevey Company, LLC, 303.841.1400

- 9 lots, 1 – 5 acres each, zoned for retail, commercial, and light industrial
- Lots available for sale, build-to-suit and land lease opportunities
- Lots #5 and #6 under contract for pet grooming/care facility

FlatAcre MarketCenter Phase I (SWC of Parker and Twenty Mile Rds)

Developer: Developers Diversified Realty Corporation (DDR)

- Kohl's, Bed Bath & Beyond, Sports Authority, Michael's

Golf Zone (SW Corner Twenty Mile and Pony Express Drive)

Contact: G. Kirby Ross, Affiliated Real Estate Group

- 36-hole miniature golf business for sale
- Re-development opportunity and/or build-to-suit opportunity
- 1.86 acres
- Site will allow up to 16,000 s.f. of office, retail, and/or service/yard uses
- Water, sewer, electrical utility taps in
- No offsite costs required (\$150,000 to \$200,000 savings)
- Access off Pony Express Drive; ½ block west of movie theatre and post office



Jordan Commons (SEC Jordan and E-470)

Contact: WestStar Real Estate

- Loaf 'n Jug approved by planning commission August, 2008
- In-line retail space
- Residential-style office condos
- Retail space, 22,376 s.f. available
- Lot 1B 57,236 s.f available
- Lot 1C, 43,737 s.f. available

Mark IV (22,500 S.F. facility at Clark Rd & Dransfeldt)

Owner: LH Development, LLC

- Similar structure to Pump it Up will be built to the east of this building. Site plan ready for Town approval.
- This project is currently on hold – possible completion in mid 2009.

Miller Creek (behind Super Target, between Dransfeldt and Twenty Mile Roads)

Contact: Colorado 1st Choice Real Estate

- 6 buildings, 84 condo units
- Units range from 1060 s.f., can be combined to 10,000
- Office, retail, flex space available

Parker Adventist Hospital

- Reconfiguration of front entry drive and parking lot was completed on November 20, 2008
- Construction of a new medical office building began November 21, 2008. It will be a four-story building of approximately 80,000 s.f. connected to the hospital via an elevated pedestrian bridge. It will be a multi-specialty facility, including some outpatient services. Expected opening Summer, 2009.

Parker Auto Plaza Filing 1 (50 acres on NWC of Lincoln Ave and Dransfeldt Road)

Developer: LGC Management, Inc. (Burt Automotive Network)

- Commercial developments other than car dealerships will also be on these sites

Parker Auto Plaza Filing 2 (55 acres on NWC Lincoln Ave and Twenty-Mile Rd to Cherry Creek)

Developer: LGC Management, Inc.

- Final Plat has three “super-blocked” areas to be replatted as end users are determined.
- It will feature the extension of Lincoln Meadows Pkwy, E of Twenty Mile Rd to intersect with Lincoln Ave
- Site development completed summer, 2007
- CarMax Auto Superstores has purchased 15 acres at the northeast corner of Lincoln Ave, and Ponderosa.

Parker Auto Plaza Filing 3 (3 acres on SWC of Twenty Mile and Pine Ln)

Developer: LGC Management, Inc.

- Site development of the 3 acres at the southwest corner of Twenty Mile Road and Pine Lane is scheduled for fall, 2008.

Parker Crossroads Shopping Center (NW Corner of Parker Road and Mainstreet)

Owner: Oak Realty Partners

- Former Anytime Fitness Center now available, 6,331 s.f. of space available
- Excellent visibility, pylon signage available on Parker Road
- Center is almost 90% leased
- Tenants include: driving school, Kumon (math, reading, success), dance studio, Maid Pro, chiropractor, teriyaki restaurant, barber shop, tailor, cleaners, nail salon, picture studio, insurance, dentist, Keller's Auto, child care, and Treads Bicycle.



- Adjacent to the Parker Library and Taco Bell

Parker Hilltop Town Square (NEC Parker and Hilltop Roads)

Contact: Allen Lampert, David, Hick, and Lampert Brokerage, 303.694.6082

- Carpet Exchange is open, 7,682 s.f. showroom
- Jack-in-the-Box is open
- Compass Bank coming soon
- Best Buy and Staples opened in 2007

Parker Pavilions (45-acre development NWC Parker Rd & Twenty Mile Rd)

Developer: Developers Diversified Realty Corporation (DDR)

- Wal-Mart Supercenter, Home Depot, PetsMart, Office Depot
- Unit # 6, 1280 s.f. available for lease
- Unit # 11, 1200 s.f. available for lease
- Unit # 15, 1200 s.f. available for lease
- Unit # 19, 3,855 s.f. available for lease, divisible
- Unit # 21, 4046 s.f. available for lease, divisible
- Unit # 23, 4200 s.f. available for lease, divisible
- *Parker Blooms (1200 s.f.) opened 4.21.09*

Parker Professional Building (10345 Parkglenn Way)

Contact: Coldwell Banker, Jackie Pacheco/Dan King, 303.409.1400

- 13,996 s.f. two story medical use building
- *Newest tenant is Colorado Heart Clinic*
- *Building 100% leased*

Parker Tech Center (21 acres NEC Dransfeldt Road between Longs Way and Plaza Drive)

Developer: Parker Tech Center, LLC and Mitchlen Properties

- Land subdivided into 17 industrial and 2 commercial lots.
- 200,000 s.f. of commercial, light industrial, and mixed use space.
- 43,000 s.f. will be available January, 2008, divisible from 1,000 s.f. up to 10,000 s.f. in one building
- Ample parking, excellent access, central location

Parker Trailer Annexation (land between Dransfeldt & Parker Rds, with new Parkglenn Way road extension)

Developer: Paul Howald & Associates

- Parkglenn Storage Units opened September 11, 2008
- FirstTier Bank is open
- 3.2 acres fronting Dransfeldt are zoned commercial are available at \$15.00 psf

Parker Valley Center (Dransfeldt and Twenty Mile Roads)

Developer: Faestel Properties Co.

- *Tequila Joe's signed a lease for the 3,500 s.f. Suite 103 (former B.B's Bistro). This will be a higher-end Mexican restaurant that will fully activate the patio area and enhance the existing bar area in the restaurant.*
- *There is a lease pending for the endcap Suite 102 (former Big D's BBQ) for an Asian concept restaurant.*
- *2,500 s.f. is available in Suite 121, next to Panera Bread that includes the full kitchen equipment and walk-in cooler/freezer.*
- *1,360 s.f. is available in the Suite 130 endcap space in the Panera Bread building with dual signage opportunity*
- *5,000 s.f. is available in Suite 135 in the Party America building. This space is located directly adjacent to the Super Target*



- 2,200 s.f. is available in Suite 149 in the former Countrywide space, divisible to 1,000 s.f.
- 1,600 s.f. is available in Suite 104 in the former Oreck space
- 1,800 s.f. is available in Suite 125 that included a full office and conference room buildout.
- The 12,500 multi-tenant building on Lot 7 is available for immediate occupancy. The minimum space is 1,200 s.f. This building has a full-turn movement and is located directly adjacent to the Super Target.

Parkglenn Medical Building (10168 Parkglenn Way)

Contact: JHL Constructors

- 14,898 s.f.
- Largest contiguous space is 7722 s.f.
- Kaiser Permanente occupies entire building

Pine Hill Crossing (8+ acres on the SEC of Hilltop Road and Pine Drive)

Developer: Pine Hill Holdings

- Development-ready parcel available; Lot 3 – 1.74 acres.
- 7-Eleven opened in December, 2007, on Lot 1.
- 11,738 s.f. retail building completed on Lot 2. Pre-leased so far with nail salon, dry cleaner, liquor store, and Mediterranean Grill restaurant. End-cap opportunity available with outdoor patio.
- Hilltop Family Practice, an 8000 s.f. Medical Office Building, is complete and occupied on Lot 4
- Goddard School, an 8,000 s.f. Day Care/Pre School is complete and open on Lot 5b, soon to expand on Lot 5a.
- Now pre-leasing a 14,200 s.f. building on Lot 3 for retail, medical, and restaurant uses
- Lot 3 is also available for sale and/or build-to-suit

Pinery West Commercial Center (150 acres NWC Parker Road and North Pinery Parkway)

Contact: Mitch Trevey, Trevey Company, LLC, 303.841.1400

- 150 ac grocery anchor retail/commercial/light industrial park
- 33 acres under contract for grocery anchored retail center
- 34 acres under contract for self storage and outdoor storage

Reata West (SWC of Parker Rd & Stroh Rd)

Developer: Anxon Development (Minneapolis, MN)

- Phase I – 3 pads sold, Walgreens opened on corner parcel in 2006
- **Chase Bank** is open on the SWC; purchased more land than necessary and will be making additional s.f. available with Parker Road frontage.
- Valero is open.
- Parker Fire District opened a new station at the west of the development in 2007
- Phase II includes 35 acres possible opportunity for development, please call broker (Dax Gergen, Grubb-Ellis, 303.572.5563) for further details

Reata West Phase II (SWC of Parker and Stroh Roads)

Developer:

- Phase II will be a 35 acre development and is currently under contract



Shops at Olde Town (SEC Jordan and Mainstreet)

Contact: Peter Licata, Hunington Properties, 800.357.1031

- *LA Boxing, hair salon, nail salon, dentist, Animal Clinic, and dry cleaner have signed leases. Wireless Store and National Restaurant have pending leases.*
- *Medical office building has closed on pad.*
- Pharmacy, Gas Station, and daycare have pad sites pending
- 4 pads sites available, 0.8 acres to 2.2 acres

Shops at Robinson Ranch (13.32 acres – SEC of Parker and Hess Rds)

Contact: Peter Licata, Hunington Properties, 800.357.1031

- *Currently under construction, tenants moving in soon, lease space available*
- *Restaurant and dry cleaners have signed leases; several leases pending*
- Daycare and Fast Food have pad under contract
- 5 pad sites available

Solar Circle Office Park (1.73 acre lot NEC Sun Way and Solar Circle)

Contact: Colliers B&K, 303.283.4585

- Three 7,932 s.f. office buildings for sale or lease
- Located in Lot 1 of Parker Square
- Building One complete; first 2400 s.f. unit sold (30% occupied)

Stonegate Business and Commercial Park (200 acres S of E-470, between Chambers & Jordan Rds)

Contact:

- The **Market at Stonegate** is located at the SWC of E-470 & Jordan Rd and its 28 acres will be the commercial, entertainment and urban center for Stonegate. Currently seeking anchor store and prospective tenants for retail, office, and light industrial sites.

Stroh Ranch Office / Business Circle (32 acres at S. Parker and Stroh Rds)

Contact: Mitch Trevey, Trevey Company, LLC, 303.841.1400

- 14 Prime retail/commercial lots available for immediate construction
- Lots range from 1 acre to 4 acres each with Stroh Road and Parker Road frontage
- Major tenants include King Soopers, Blockbuster, Karl's Junior, Pizza Hut and La-Z-Boy

Town Hall Village (NWC Pine Drive and Mainstreet, historical downtown Parker, across street from Town Hall)

Contact: Developer/Owner, Mainstreet & Pine LLC, Steve Parry, 303.931.4498

- Mixed use, retail and office
- 76,924 s.f.(Phase 1)
- 4 buildings
- 3 Retail buildings totaling 27,724 s.f.
- 1 3-story building (office and retail) 49,200 s.f.
- Pad sites available in Phase 2
- Now pre-leasing Phase 1 retail and office



Twenty Mile Commerce Center (NEC Twenty Mile Road and Longs Way)

Developer: Panattoni Development Company

- Two Class A Office/Light Industrial buildings
- Available for sale or for lease
- Building 1 – 2 leases signed; 11,742 s.f. currently available
- Building 2 – 31,630 s.f., divisible to 5,000 s.f. Now available
- Lot 3 – 2.5 acres building to suit. Up to 38,100 s.f. Land can also be made available for sale at \$8psf.
- Outside storage available on site.
- For additional information, please call Mitch Zatz or Kirk Vanino at Cushman & Wakefield, 303.813.6400

Twenty Mile Mercantile (NEC of Twenty Mile Rd and Mainstreet)

Contact: Pace Properties

- 6100 s.f. is still available for lease

Twenty Mile Station (Dransfeldt and Mainstreet)

Developer: Faestel Properties Co.

- *India's Kitchen signed a lease for the 2,500 s.f. space next to Chipotle. This is the second location for this restaurateur. The restaurant will feature Indian/Himalayan/Nepalese cuisine.*
- There is 1,200 s.f. available in Suite 185 within the 25,000 s.f. office building

Victorian Park Centre (South Pikes Peak Drive)

Contact: Jim Anest, Bridgeport Companies, 303.638.1186

- A collection of 16 building sites for office, residential, retail, and mixed use in Victorian Park
- Anchored by Victorian Peaks, join Victorian Peaks, Mallory Construction, and Pine Tree Jewelry
- Available Summer, 2010

Victorian Peaks (11020 South Pikes Peak Drive)

Contact: Jim Anest, Bridgeport Corp., 303.638.1186, www.victorianpeaks.com

- Now open and leasing
- Keller William Action Realty – signed 5000 s.f. lease to take corner location.
- Jay Moore Art Gallery has signed lease for 805 s.f.
- Fly Fish for Life signed lease for 1652 s.f.
- Anest & Brown, PC has 2500 s.f. signed
- Peaks Design Center has signed for 1500 s.f.
- Storie Agency – Farmers Insurance signed lease for 1410 s.f.
- Gaspare's Fine Italian Foods and Bakery/Deli signed lease for 2800 s.f.
- Colorado Western Title Company signed lease for 1340 s.f.
- World Access Construction signed lease for 1582 s.f.
- Design Center at Victorian Peaks signed lease for 1700 s.f.

RESIDENTIAL DEVELOPMENT UPDATES

Colorado Golf Club (1700 acres SEC of Parker and Stroh Rds)

Developer: Colorado Golf Club, LLC

- Gated community to include 170 custom homesites, an 18-hole private golf course and related practice facilities, clubhouse, pool, tennis, trails, and 1300 acres of protected open space
- Lot infrastructure complete Spring 2007
- Club Complex construction began Spring 2007



Enclave at Cherry Creek (35.5 acres Pine Ln between Jordan Rd and Cherry Creek, S of E-470)

Developer: AmeriWest Communities

- Annexed and zoned for 270 units.
- Looking for builder in order to site plan it for their product
- Pine Lane bridge over Cherry Creek completed in December, 2007; allows builder to market from Parker Road as well as Jordan and E-470.

Heathstead at Canterbury (Canterberry Parkway, N of Idyllwilde)

Contact: Village Homes

- 63 units, golf course luxury patio homes
- Pricing from \$450,000 to \$520,000
- Square footage 2000 s.f. to 2700 s.f.

Highlands at Stonegate (100 acres between Jordan and Chambers Rds, S of E-470)

Developer:

- Approximately 446 Craftsman Style condominiums and townhomes. Condos priced from the \$150's, and town homes from the low \$200's. Located at the north end of Stonegate.
- The development includes a 2.5 acre park, swimming pool, hot tub, cabana and access to all Stonegate Amenities including 2 pools, tennis courts, playing fields, and miles of trails.
- *29 homes left to sell in phase III*

Hillside at Meridian Village (Lincoln and Meridian Village to Bristleridge Street)

Builder: Richmond American Homes

- Opened August, 2007
- American Collection starts at \$386,495; Colorado Lakes Collection starts \$367,995 - \$425,995

Idyllwilde (1.5 miles E of Parker and Hess Rds)

Developer: Village Homes of Colorado

- Construction expected to be completed in phases over seven to ten years.
- The site will have about 900 homes, a high school, a 12-acre park, six pocket parks and 297 acres of open space.
- Open for sales with 12 professionally decorated model homes now open; price points from \$302,000 to \$750,000

Legato (83 acres E of Motesenbocker Road and S of Mainstreet) (fka The Overlook at Cherry Creek)

Owner: Ascent Development

- Parker's first community for mature residents offering patio homes, townhomes, apartment/condominiums, and assisted/independent living. Located east of Motesenbocker Road along the Cherry Creek open space just south of Mainstreet, Legato offers convenient access to shopping, dining, entertainment, recreation, and healthcare. Designed for connectivity to the natural open space, creek environment, and extensive trail system, Legato inspires a way of living in harmony with its environment.

Lincoln Creek Village (SWC Pine Drive and Lincoln Ave)

Contact: Creekside Homes

- Condos from \$130s
- Patio homes from mid \$300s – now open
- Urban homes from low \$300s – now open
- Town homes from the \$240s



Meridian Estates (Meridian Village at Lexington Lane)

Builder: Richmond American Homes

- Heritage collection starts at \$450,995; Classic Collection \$467,999 - \$499,995; Colorado Collection \$480,995 - \$588,995; Colorado Craftsman Collection starts at \$455,995; Masters Collection starts at \$621,995

Neu Towne at Parker Located on the SE corner of Jordan Rd and Mainstreet.

Developer: Neumann Homes of Colorado LLC

- The development will surround a 7.5-acre park/playground and open space that will include three water-feature swimming pools, cabana, and a sand volleyball court. Over 23 acres of open green space and 3 1/2 miles of walking/biking trails wind through the community and next to the Cherry Creek trail.
- Residential development to include 180 detached single-family homes, 163 patio/ courtyard homes, and 193 attached town home condominiums, with an overall density of five units per acre. Homes will range from 1,345 to 3,009 s.f.

Park Guell (NWC Jordan Rd and Market Street)

Developer: Metropolitan Homes

- 204 units ranging from 838 s.f. – 1,577 s.f. One, 2, and three bedroom plans, all include garages
- Price points from \$139,900 - \$228,900
- Amenities include an outdoor fire pit and living area, swimming pool, large grill, and Jacuzzi
- *All 204 homes currently sold or under contract. Project is sold out.*

Pradera (1,500 acres W of Parker Rd at Bayou Gulch Rd)

Developer: D R Horton

- Custom collection homes from 1 – 3 acre sites priced from the \$900's to over \$2 million. 720.851.9411
- Craftsman collection homes from 1/2 – 1 1/2 acre sites starting from the high \$500's
- Joyce Homes 303.840.6097
- Renaissance Homes 303.840.9008
- Bainbridge, Inc. 303.805.4905
- DR Horton Continental Collection homes from 1/3 – 1/2 acre sites, starting from the high \$400's, 303.840.5981
- DR Horton Golf Villas on the 10th Green, starting from the high \$400's, contact 303.805.4222
- 18 hole Jim Engh designed golf course
- 3,100 s.f. Community Center, competition size swimming pool, sports courts and ball fields
- Also homes by Joyce, Bainbridge, other builders.
- Prices from the high \$400's to over \$2 million

Prairie Meadows (25 acres NW of Parker at Jordan and Parkerhouse Rds, N of E-470)

Developer: KB Homes

- Zoned Planned Development for housing. Approximately 10% is slated for attainable housing. Price points from \$154,000 - \$217,000
- 320 single-family attached homes ranging from 1,110 s.f. to 1,822 s.f.
- Will share a public park, featuring a tot lot, basketball and volleyball courts, and a picnic shelter, with Prairie Walk on Cherry Creek

Prairie Walk on Cherry Creek (22.5 acres at Jordan and Parkerhouse Rds, N of E-470)

Developer: Frontier Communities LLC

- Zoned Planned Development for housing. Approximately 10% is slated for attainable housing
- 408 Condos affordably priced from the mid to upper \$100,000, ranging from 1,003 s.f. to 1,579 s.f.
- Community includes 5000 s.f. clubhouse with exercise room, swimming pool, hot tub and a 24 hour business center



- Currently shares a public park, featuring a tot lot, basketball and volleyball courts, and a picnic shelter, with Prairie Meadows
- Teamed up with Douglas County Housing Partnership to provide Douglas County residents and employees with down payment assistance. New incredible prices on existing inventory program being offered.
- Only a few Park/Open Space condos left
- New Ranch style “C” plan available to view

Salisbury Heights (38.5 acres W side of Motsenbocker Rd 1/4 mile N of Hess Rd)

Developer: AmeriWest Communities

- Annexed into Parker
- 6.01 acres for open space
- Received preliminary plat for 134 single, detached units.
- Currently marketing builders

Spirit Ridge (475 acres Buffaloberry Dr between Canterbury Pkwy and Tomahawk)

Developer: Spirit Ridge

- 114 custom homes on 1.5 – 3.4 acre lots
- 50% of land is set aside for natural open space
- Building in the final filing

SunMarke Townhomes (SWC Motsenbocker & French Creek)

Contact: Re/Max Masters – Jim Wanzack

- 64 Town Homes, 1,200 – 1,400 s.f.
- Price points \$230,000 - \$250,000
- Under construction with availability now

Tallman (From Parker Road, take Hess Road 3.5 miles east to the entrance on Merryvale Trail)

Contact: 7703 Grande River Court, Parker, 303.841.2540, www.TallmanColorado.com

- 1.5 acre custom-home sites
- 121 homesites on 454 acres
- 230 acres of natural open space
- Community pool and clubhouse
- Community trails connect to existing Parker trails

Townhomes at Canterbury (8.817 acres S of Sulphur Gulch, W of Canterbury Trail)

Developer: Bristol Homes, LLC

- 60 single-family attached units
- The overall site proposes eight Type II 3-unit buildings and nine Type III 4-unit buildings
- An eight foot concrete trail will run along the northern border of the site adjacent to Sulphur Gulch and connect to Canterbury Trail sidewalk.

COMMERCIAL + RESIDENTIAL DEVELOPMENTS

Anthology-Stories of the New West (formally SunMarke) (3000 acres at Motsenbocker and Stroh Rds)

Developer: Pivotal Parker Investments, LLC

- Master planned mixed use community
- Site approved for over 6,000 residential units and over 500,000 s.f. of commercial uses. Richmond American Homes, Colonnade Communities, and Legend Homes currently building.



- A new land plan that includes approximately 6,000 home sites, an 18-hole public golf course, a lifestyle retail village center, and over 865 acres of open space and 70 acres of parks connected by 20 miles of pedestrian, biking, and horse trails was approved by the Parker Town Council in June, 2007.

Compark Business Campus (500 acres located at Chambers and E-470 interchange)

Developer: MDXA LLC

- A destination **office, warehouse, retail and residential** mixed use development
- Over 1 million square feet within 11 buildings – approximately 1500 employees/students
- Zoned, graded lots available from 3 acres to over 30 acres
- Roads, landscaping, dry and wet utilities in place
- Additional 152 acres available south of E-470 for future development
- 52 acres of district open space, riding/hiking trails
- Rocky Vista University Campus, American Furniture Warehouse

Cottonwood Highlands (222 acres at the NWC and SWC of Jordan Rd and Cottonwood Dr)

Contact: Scott Carlson; (consultant) Plan West

- 120 acres commercial development is planned
- 70 acres residential planned - one parcel is zoned for multi family condos
- Cottonwood Drive will be extended west to Chambers Road as a four land arterial street. A traffic signal would be placed at Jordan Road and Parkerhouse Road.
- Plan began development in Spring, 2007
- All of the property is currently available for sale

Horse Creek (formerly Douglas 234) (N of Hess Rd W of Jordan Rd)

Builders: D R Horton & Richmond American Homes

- A residential development to include 439 houses, a 3-acre elementary school site, a 10-acre middle school site, a 14-acre commercial site, a centrally located 8-acre park, a tot lot, and a swimming pool. The pool is built.
- DR Horton models open. Prices range from the low \$300's to high \$300's. Infrastructure going in section 2 and 3 (NWC of Hess & Chambers)
- Richmond American Homes has 92 lots with price points from \$366,995 - \$484,995 - models are open

Horseshoe Ridge (131 acres NWC of Hess and Motsenbocker Rds)

Developer: MSP Companies

- 274 single family units & 84 multi family units
- 13.5 commercial acres w/ 30 multi-family dwelling units
- Development and construction of single family homes is underway.
- Commercial pad sites completed in April, 2008; available for users and builders

Meridian Village (810 acres S of Lincoln Ave – W of Chambers Rd)

Developer: Shea Properties

- Two 13.5 acre lots zoned commercial
- 550 acres for residential development
- Will include a community park & rec center with a tot lot, splash park and pool
- 68 acres reserved for open space with two ponds
- A school with surrounding park is also planned
- Richmond American open for pre-construction sales. Price points are \$435,995 - \$621,995. 102 homes planned.
- Hillside at Meridian Village. Price points are \$364,995 too \$415,995.



Newlin Meadows (129 acres S of Newlin Gulch Road, W of Bradbury Ranch)

Developer: JF Companies

- Filing 1 and 2 include a 267-house, residential development. The site includes 14 acres for a middle school and 16 acres for commercial development.
- Ryland Homes (104), David Weekly Homes (65), and Meritage Homes (98) are the builders at this location and currently have lots available. Ryland is closing out with only 3-4 homes remaining for 2007. David Weekly Homes has 22 homes remaining.
- Development work is complete; homes are being built and sold to homeowners
- Development for infrastructure for commercial site is complete.
- Filing 3 includes 16 acres commercial development divided into 5 sites. A church has purchased 5.45 acres – Lot 1
- Lot 2, 1.41 acres
- Lot 3, 1.26 acres
- Lot 4, 1.64 acres
- Lot 5, 1.66 acres

Pine Bluffs (194 acres mixed use at Hess Rd between Parker and Hilltop Rds)

Developer: Koelbel and Co.

Master planned community to include:

- Filing No. 1: Toll Brothers will build 88 semi-custom homes with average lot size of 1/3 – 1/2 acre, with square footage ranging from 3,262 – 4,247. Pricing to start in the mid \$500,000.
- Filing No. 3: Colonnade Communities will build 104 lifestyle, all ranch living, single-family homes and 84 future town homes amid a rolling terrain and open space with mature trees. Sales to begin as market allows.
- Playground, trail system, cabana with pool are completed.
- 19.43 acres commercial at NEC Hess & Parker Rds

Reata Ridge Village Center (NEC of Parker Rd & Stroh Rd)

Developer: ServiceStar Development Company

- 50 acre mixed-use development with retail, office, and residential available.
- Presently searching for medium-sized anchor tenants, no main anchor
- Retail space and pad sites available for Local, Regional, or National Business

Sierra Ridge (319 acres SWC of Lincoln Ave and Chambers)

Owner: Ventana Capital

- Zoned in Douglas County for 1600 units - 1228 dwelling units in current sketch plan
- A total of 86.7 acres of open space with multiple parks from 2.6 acres to 15.4 acres and a rec center
- 10 acres slated for an elementary school
- Will have some neighborhood commercial retail
- Filing 1, 2, and 3 plats are approved.

Victorian Commons (1.42 NW of Mainstreet and Victorian Dr)

Developer: BrokenNeck Parker Properties, Inc.

- An innovative live/work configured row housing development consisting of 19 row houses in 4, three story buildings
- Victorian Commons will make historical reference to the town by incorporating pedestrian friendly home office space and architectural Victorian details in the exterior building



Village on the Green (20 acres NEC Stroh Rd and J. Morgan Blvd)

Developer: AmeriWest Communities

- 15 acres residential with 5 acres zoned commercial; minor development plat approved
- 147 Triplex Units; no builder currently under contract; minor development plat approved
- Site for commercial portion should begin very soon
- Commercial center will have free standing restaurant, jewelry store, and approximately 20,000 s.f. in-line retail

Westcreek, LLC (West side of Parker Rd, S of E-470)

Developer: Midtown Group

- Mixed development of retail, town houses and office buildings on 45 acres
- Users include Big 5 Sporting Goods, My Noah's, Smiling Moose Deli, and Mile High Bank. The developer is working with a national day care, national QSR, and a national coffee shop on deals.
- 16,400 s.f. of inline space
- 9 acres of traditional retail pads
- 13.5 acres zoned Mixed-Use
- 7.2 acres multi-family
- 10.1 acres open space
- Plans include a three story, 54,000 s.f. medical office building
- Roadway improvements include extension of Twenty Mile Rd and Pine Lane Bridge Construction
- A new street, Silverado, will exit off Parker Road

AVAILABLE LAND/SPACE

10189 S. Parkglenn Way

Contact: Legend Retail Group, 720.529.2999

- 5,480 s.f. existing automotive building

10502 S. Parker Road

Contact: Great West Real Estate, Tim Price, 303.688.7300

- 1,500 s.f. building for sale

18436 Longs Way, Unit 1

Contact: Great West Real Estate, Tim Price, 303.688.7300

- 3,500 s.f. for sale or lease

9730 Twenty Mile Road, Land Available

Contact: Fuller Real Estate, 303.292.3700

- 2.48 acres
- Zoned Commercial

Lincoln/Parker Road Land

Contact: Sean McMillan, Metro Brokers, 303.841.0345

- 3.57 acres Commercial Zoning
- May subdivide

Compark, Land Available.

Contact: Tim Price, Great West Real Estate, 303.688.7300

- 20 acres
- Can be subdivided



Compark Commerce Center (13792 Compark Blvd.)

Contact: Great West Real Estate Company, 303.688.7300

- Showroom, office, warehouse, or condominiums
- Buildings A and B, 61,702 s.f., divisible to 3565 s.f. per unit
- Building C, 72,000 s.f., build to suit

Corporate Park at Stonegate (NWC E-470 and Jordan Road)

Contact: Fuller Company, 303.292.3700

- Five buildings for sale and lease
- Building One is complete, currently 40% occupied, 37,580 s.f total
- Buildings 2-5 construction complete

Crown Point Office Suites (E of NEC Crown Crest Blvd. and Cottonwood Dr.)

Contact: Frederick Ross, 303.892.1111

- 5.75 acres
- Medical/Office

Crown Point Pads (E-470 and Parker Road)

Contact: SullivanHays Brokerage, 303.534.0900

- Pad 1, 1.69 acres
- Pad 4, 1.78 acres
- Pad 5, 1.88 acres

E-470 between Peoria and Chambers, Land Available

Contact: Frederick Ross Company, 303.892.1111

- 67.65 acres
- Office/Industrial/Retail

Highway 83/Parker Square Drive

Contact: Tim Price, Great West Real Estate Company, 303.688.7300

- .95 acres

Jordan and Mainstreet

Contact: Legend Retail Group, 720.529.2999

- 5 Pads available, .51 to 1.36 acres

Lifetime Fitness, Land Available (SEC E-470 and Parker Road)

Contact: CB Richard Ellis, 720.528.6324

- 9.51 acres
- Retail/Office/Commercial

Lincoln Meadows (SWC Lincoln and Dransfeldt Rds)

Contact: David Hicks Lampert, 303.694.6082

- 4,600 s.f available

Lincoln Meadows Center (SWC Lincoln and Dransfeldt Rds)

Contact: David Hicks Lampert, 303.694.6082

- 23.69 acres
- Commercial/Light Industrial



Lincoln/Parker Road, Land Available

Contact: Sean McMillan, Metro Brokers, 303.324.1767

- 3.57 acres
- Commercial zoning
- Owner may subdivide

Longs Way Landing (10570 S. Twenty Mile Road)

Contact: Tim Price, Great West Real Estate, 303.688.7300

- 1.25 acres zoned for retail, restaurant, commercial, professional, light industrial
- Pre-designed 15,000 s.f. 2 story building included with this lot for rapid development potential
- Across from new Railbender Tennis and Skate Park

MarketPlace at Crown Point (NEC Parker Road and Cottonwood Drive)

Contact: Legend Retail Group, 720.529.2999

- 1250 to 60,000 s.f. available

Motsenbocker Road (south of Mainstreet)

Contact: Fuller Real Estate, 303.292.3700

- 9.11 acres
- Zoned for Planned Development

Parker Gateway Marketplace (2 acres north of the NEC of Lincoln and Parker Road)

Contact: SullivanHayes, 303.534.0900

- 1800 s.f. retail space with patio available
- Join Starbucks, InkStop, Car Toys, Edible Arrangements, and Vixen Nails

Parker Hilltop Town Square (11236 S. Pikes Peak Drive)

Contact: David Hicks Lampert, 303.694.6082

- Lots 1 & 2, 1.2 acres
- Lot 8, .828 acres
- Lot 9, .925 acres

Parker Road/E-470, Land Available

Contact: Tim Price, Great West Real Estate, 303.688.7300

- 2.84 acres
- Zoned commercial

Parker Square, Land Available

Contact: Tim Price, Great West Real Estate, 303.688.7300

- .568 acres
- Zoned commercial

Pine Lane and Twenty Mile Road, Land Available (SWC E-470/Parker Road)

Contact: Unique Properties, 303.321.5888

- 2.564 acres
- Commercial Zoning

Stonegate Business Park (S of E-470 between Chambers and Jordan Roads)

Contact: Fuller Real Estate, 303.292.3700

- 1 to 64 acres available



Twenty Mile Office/Warehouse (Longs Way, between Twenty Mile and Dransfeldt)

Contact: Tim Price, Great West Real Estate, 303.688.7300

- Divisible to 1750 s.f., 3500 s.f. leased – 10,900 leased/3500 available
- Completion May, 2008
- 2nd Building – 14,200 total s.f., 9000 s.f. available, divisible to 1750 s.f.

Westcreek (NWC Parker Road and E-470 southbound exit ramp)

Contact: Legend Retail Group, 720.529.2999

- Restaurant/Retail, 3,800 s.f.
- Inline Retail, 1,200 s.f.
- Inline Retail, 8,400 s.f.

OTHER UPDATES

Civic Center

- \$21.7 million project
- 500 seat auditorium
- Conference rooms and meeting space

Douglas County High School # 9 – Legend High School (NEC Hilltop & Canterbury Pkwy)

- First phase opened August, 2008
- Includes DCSD's newest Tech Lab which will house the Expert Technician Academy. The ETC will provide students opportunities to work towards college and work force readiness.
- 2nd phase is open

Douglas County Middle School # 9 – Cimarron Middle School (26.2 acres Canterbury Pkwy & Buffaloberry Dr)

- JHL Constructors awarded project
- Scheduled completion Spring, 2010
- Students attending classes at Legend High School

Douglas County School's newest stadium (located in Parker at Newlin Gulch and Chambers Roads)

- Fully funded stadium with expected completion in 2009
- Football, lacrosse, and track use
- Home and visitor stands, artificial turf
- Primarily scheduled as a home site for Parker area high schools
- Under construction; expected completion Fall, 2009

Parker Fire Station (11685 N. Tomahawk Road)

- Will be staffed with one crew consisting of firefighter/EMTs and/or paramedics
- Open in 2008

Parker Fire Station (Buffaloberry)

- Still in investigative phase
- Possible ground breaking in 2009

Parker Police Department (South of Lowe's, between Twenty Mile and Dransfeldt Roads)

- Part of Lincoln Meadows Commercial Development
- 10 acres purchased by Town in 2007
- Construction expected to commence Fall, 2009
- \$21.7 million project



Rocky Vista University (8401 Chambers Road)

- Grand Opening July 12, 2008
- Part of Compark Master Planned Development at E-470 and Chambers
- 160 students in first class of osteopathic medicine. Anticipate additional programs in Allied Health (including PA and MPH) and Nursing by 2010.
- The 27th Osteopathic medical school in the US, may be 28th, depending on completion
- Likely to have 6 buildings and eventual enrollment of 3,000 in at least 6 health care related colleges
- Anticipated employment of ~300 faculty and staff at that time
- Will work closely with local area hospitals and 4-year colleges across the state

Rueter-Hess Reservoir - Construction began in November 2004. The capacity has been expanded from 16,000 acre-feet to 71,000 acre-feet to allow other districts to store water, including Castle Rock for 10,000 acre-feet. In addition, a recreation enterprise has been created to allow recreational opportunities on about 3,000 acres of open space surrounding the reservoir. The reservoir will be stocked with fish, and non-motorized boats will be allowed. Trails surrounding the reservoir will connect to local and regional paths. Date for completion has been extended to 2010 to accommodate the increased capacity.

Salisbury Equestrian Park – Phase II Project - Project consists of constructing four new ball fields, equestrian facilities, parking lot/access road and a concession building at the Salisbury Park facility on Motesenbocker Road. The design for Phase II (equestrian portion) of the Salisbury Park improvements is currently being reviewed to allow multiple equestrian and community uses at the site. Following completion of this design review, the Town will proceed with processing of the site plan through the Town's Community Development department. Staff has met will be meeting with representatives of the equestrian community to gather input regarding arena design and construction phasing. Based on this input, the Town's design consultants are finalizing the site plan and construction documents.

Hess Road to I-25

Douglas County will extend Hess Road west to I-25 as an additional east-west corridor between Parker and I-25. Best case timing is for construction to occur late 2009 with completion expected in 2011. At full-build out, this will be a 4-lane arterial (2 lanes in each direction).

Chambers Road

A joint project between the Town of Parker and Douglas County, this will complete Chambers Road between Mainstreet and Newlin Gulch Blvd. Construction is underway, and is expected to be completed Fall, 2009.

