

Open for Business and Full of Opportunity

Parker, Colorado

The Town of Parker encompasses 20.8 square miles and is located in northern Douglas County uniquely situated between Colorado's two largest cities, Denver and Colorado Springs. Parker, Colorado offers abundant opportunities for commercial and retail development with easy access to I-25 and E-470, as well as to Denver International Airport.

Parker is a well-planned progressive community, offering excellent opportunities for investors, retailers and developers to relocate or expand. Both businesses and residents enjoy the efficient transportation system, open space and trails, recreational amenities, opportunities for community involvement and superior schools. Parker is the proud host community for the LPGA's 2013 Solheim Cup.

Community Highlights

Parker Ranks 29th in 2011's Best Place to Live - CNN Money Magazine
Douglas County Ranks 7th on Nations Richest County List - Forbes
Douglas County Ranks 4th in Where the Jobs Are Growth - CNN Money
Colorado Ranks 5th in America's Top States for Business - CNBC

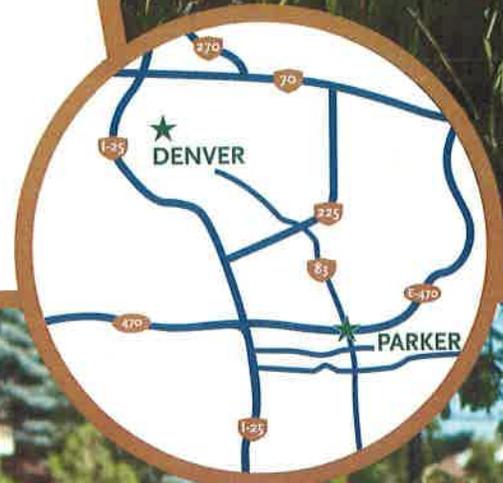
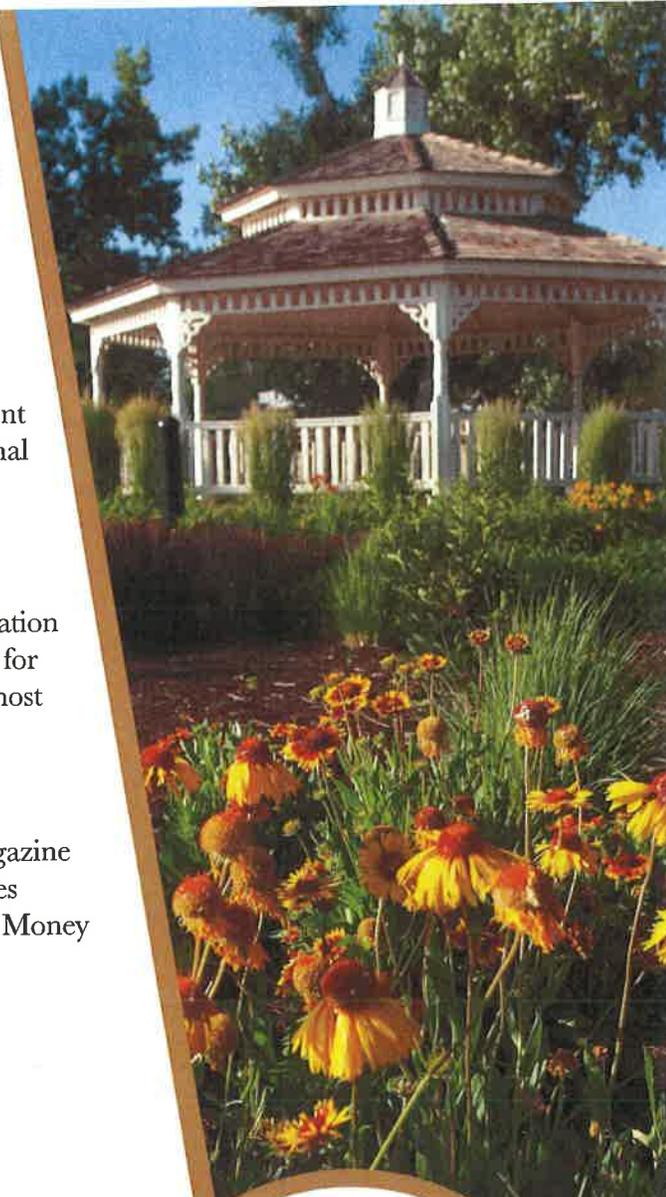
Community Snapshot

Population: 45,758
Trade Area Population: 126,000
Median Age: 35.82
Median Household Income: \$90,808
Number of Households: 20,646
Median Home Value: \$289,473

Level of Education

Bachelor's Degree: 33.24%
Master's Degree or Higher: 14.28%

Source: Neilson Solution Center 2012



2012 Profile

Investment in Business

Parker is full of opportunity for office, light industrial, retail and mixed use development. Economic Development is a priority for the Town Council, with leadership dedicated to the business recruitment and retention.

The Town offers a variety of business incentives that can be customized to the specific needs of a business. The Town also provides several small business assistance programs. The Parker Authority for Reinvestment, an Urban Renewal Authority, was established in 2006 to promote reinvestment in our community.

Labor Force

Town of Parker: 43,048
Douglas County: 221,425
10-Mile Radius: 302,290

Source: Neilson Solution Center 2012

Unemployment Rate

Town of Parker: 4.17%
Douglas County: 4.82%
Denver Metro: 5.50%

Source: Neilson Solution Center 2012

Commercial Real Estate

Commercial Vacancy Rate: 4.8%
Rental Rate Price Per Square Foot:
Retail: \$16.67
Office: \$24.66
Industrial: \$7.87
Flex: \$10.83

Acreage of Land Available for Development: 5,100

Source: Douglas County Economic Development Division

Major Employers

Douglas County School District
Parker Adventist Hospital
Town of Parker
Wal-Mart
King Soopers (2 locations)
Life Time Fitness
Valley Crest Landscape Maintenance and Development
Costco Wholesale Group
OraLabs Inc.
Home Depot
Target
Lowe's
Rocky Vista University
Smilanic Construction and Design Corp.
Kohl's
Best Buy
Texas Roadhouse
United States Postal Service – Parker
Safeway
Rocky Mountain Signing Co

Tax Rates

Town Sales Tax

Town of Parker: 3 percent
State of Colorado: 2.9 percent
Douglas County: 1 percent
RTD/SCFD/FD: 1.1 percent

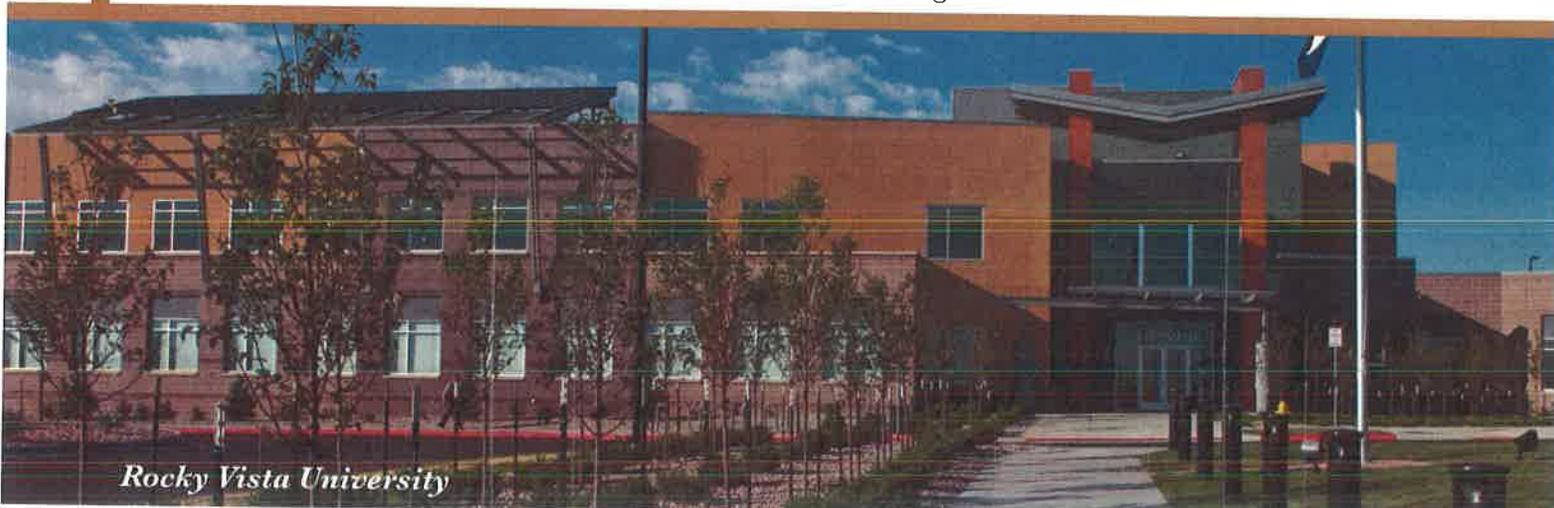
Total Sales Tax in Parker: 8.0 percent

State Tax

State Corporation Tax Rate: 4.63 percent
State Individual Tax Rate: 4.63 percent

Property Tax

For property tax information on a specific address, contact the Douglas County Assessor's Office at 303.660.1429, email assessors@douglas.co.us or visit www.douglas.co.us/assessor.



Rocky Vista University

Superior Education

Elementary and Secondary Education

Parker is served by the Douglas County School District RE-1. The District, which is the third largest school district in the state, serves more than 56,000 students and is one of the highest performing districts in Colorado.

Douglas County parents have more choices for their children in neighborhood schools and a variety of alternative offerings including charter and magnet schools.

Higher Education

Parker is home to the Rocky Vista University College of Osteopathic Medicine (RVUCOM). The Rocky Vista campus includes state-of-the-art technology, AV capabilities and educational support, which is evident throughout the approximately 145,000 square feet of campus and buildings of the University. The faculty and staff are committed to osteopathic philosophy and heritage and to advancing the science and the art of the practice of osteopathic medicine.

The Arapahoe Community College (ACC) Parker Campus, located off Lincoln Avenue near Chambers Road, provides a convenient location for educational opportunities for higher education to those living or working in and around Douglas County. The ACC Parker Campus also serves as a satellite location for other college programs, including a Master's program by Lesley University in Education and the University of Colorado Denver in Political Science.



Transportation

Parker residents and businesses enjoy easy access to Denver International Airport, Centennial Airport, the Denver Technology Center and downtown Denver. The E-470 tollway, Lincoln Avenue and Mainstreet all provide connections to I-25. South Parker Road (Highway 83) is a major north-south roadway that provides abundant access for commuters.

The Regional Transportation District (RTD) serves the community by providing a full menu of rapid transit services, including a call-n-ride system and bus service connecting to surrounding communities and the regional light rail system.

Healthcare

State-of-the-art Parker Adventist Hospital, located along the E-470 corridor in Parker, is a full-service hospital with a complete spectrum of services all designed to serve the community's healthcare needs, including a branch of The Children's Hospital. New medical offices and general health and specialty practices continue to locate to and near this facility.

Parker is also home to the Rocky Vista University College of Osteopathic Medicine (see *Superior Education*).

Housing Information

Parker offers a variety of well-planned housing opportunities, ranging from apartments and townhomes to a variety of single family homes and luxury housing.

Median single family detached home: \$289,743

Median Townhome/Condo: \$128,000*

Source: Douglas County Economic Development Division

Average Rent: \$1,478

Source: U.S. Department of Housing and Urban Development



Utilities

Water and Sanitation

Two districts serve the greater Parker area's water and sanitation needs. For specific information about rate structures, please contact:

Parker Water and Sanitation District:
303.841.4627 or www.pwsd.org

Cottonwood Water and Sanitation:
303.792.9509 or www.cottonwoodwater.org

Electricity

Parker's electric service is provided by Intermountain Rural Electric Association (IREA). For rate information, please contact IREA at 303.688.3100 or www.intermountain-irea.com.

Gas

Xcel Energy provides natural gas service for Parker. For rate information, please call Xcel at 1.800.481.4700 or www.xcelenergy.com.

Telecommunications

Parker has high-tech and high-speed telecommunications in place for businesses. Major providers include Qwest, Comcast, Sprint, Verizon, AT&T and T-Mobile.

Business Licenses

All Parker businesses must have a business license to operate in the Town. Licenses are available at a minimal cost through the Town's Sales Tax Office or on the Town's Web site at www.parkeronline.org.

Business Regulations

The Town of Parker enforces a variety of rules and regulations in our community, the primary one being the Municipal Code. The Municipal Code contains the Town Charter, as well as ordinances passed by the Town Council and initiatives approved by the voters.

You may get additional information on the Municipal Code, Town Charter and elections by contacting the Town Clerk at 303.805.3198.

Business Contacts

Building Division 303.841.1970

Community Development Department 303.841.2332

Public Works Department 303.840.9546



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