

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

# 13 Acres at S. Parker Rd. & Castle Oaks

Douglas County Assessor # 2349-270-00-003



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Looking North

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Located at the SWC of S. Parker Rd. (Hwy 83) and Castle Oaks Dr., which is about 2-miles north of Franktown, this 13-acre site is sitting in the pathway of development. Castle Oaks Dr. is a lighted intersection. Commercial development application would be favorably received by the Town of Castle Rock. Seller's water consultant believes that water, sewer and drainage are available from local water and sanitation district. Seller has spoken to master developer who has excess fill dirt at a nominal cost (engineering and compaction would be a buyer expense). Currently zoned Agricultural (AG) in Douglas County, taxes for 2025 are estimated at only \$53.56. The Assessor Parcel # is 2349-270-00-003 and the Assessor Account # is R0353102. Offered at \$2,499,000.

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population:	294	12,562	45,999
Households:	93	4,006	15,250
Medium Income	\$125,781	\$142,789	\$125,703
Medium Age:	37.40	40.60	38.60
Traffic:	16,553 vpd - State Hwy 83 at Lost Lake Dr.		

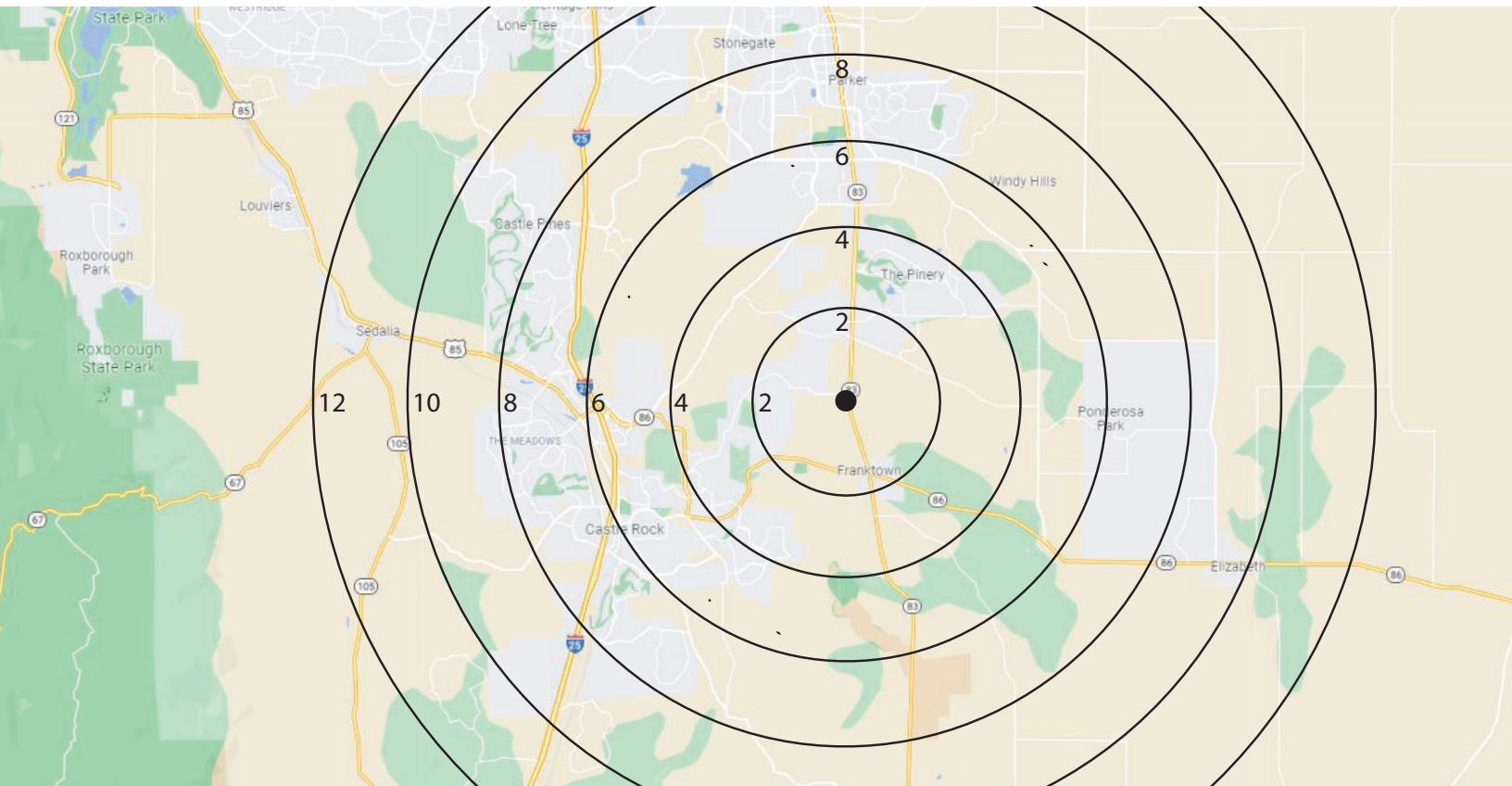
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Looking West



Boundary lines provides as a visual reference only and may not be accurate. Consult broker for complete legal description.