

Castle Rock Infill Site

32.25± Acres



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NWC Plum Creek Pkwy. & N. Ridge Rd.
Castle Rock, CO 80104

Drone Video #1

Drone Video #2



www.AerialDroneClick.com

Boundary lines presented as a visual representation only. Consult broker for exact legal description.

Located 3 miles East of I-25, at the intersection of Plum Creek Parkway and N. Ridge Road. This site is just 1 mile South of the busy Four Corners intersection of Founders Pkwy. and Hwy 86, and is at the entrance to the Founders Village and Castlewood Ranch residential neighborhoods.

The parcel is currently unincorporated Douglas County and will most likely require annexation and rezoning into Town of Castle Rock for development. The Town of Castle Rock has indicated their desire for residential with up to 4 dwelling units per acre. Local Metro Districts are currently planning to provide water and sewer to the property.

Offered at \$5,900,000

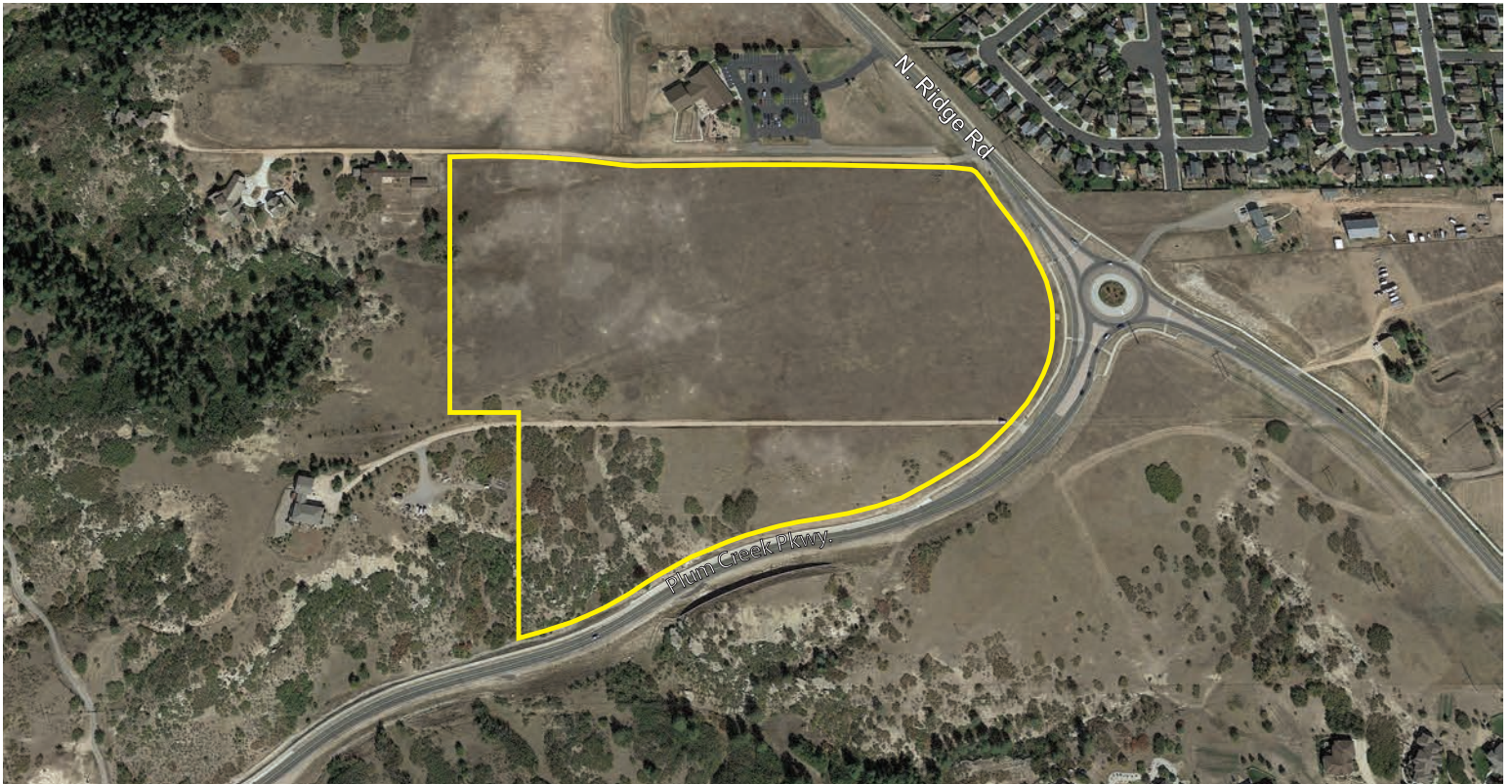
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View North on Ridge Rd.



View East



ZONING INFORMATION
Click Douglas County Logo



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	7,816	36,482	65,369
Households	2,671	13,081	23,081
Median Income	\$106,460	\$112,058	\$118,410
Median Age	36.60	39.10	38.50
Traffic	4,739 vpd at N. Ridge Rd. @ Miller Blvd.		