

Castle Rock Commercial Land For Sale

32.15 AC Commercial Development Opportunity

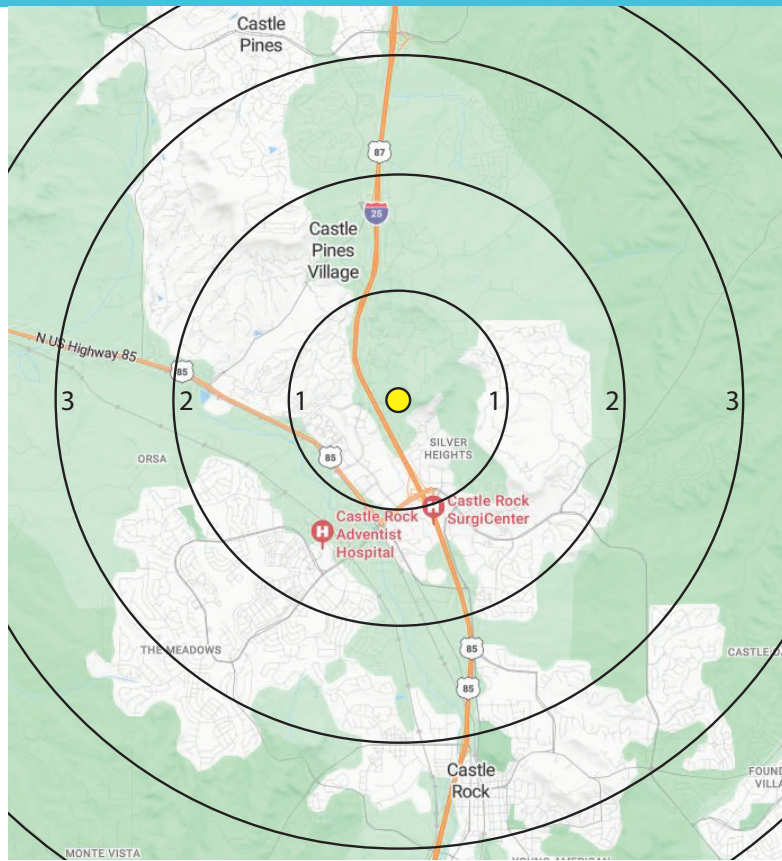


PROPERTY INFORMATION

- Lot Size:** 32.15± Acres
- Parcel ID:** 2351-224-00-020 (northern parcel)
2351-224-00-056 (southern parcel)
- City/County:** Castle Rock / Douglas
- Taxes:** \$17,386 (both parcels)

PROPERTY NARRATIVE

Consider the unique opportunity to develop one of Castle Rock's prominent plateaus. Located directly east of the Castle Rock/Promenade Parkway exit on I-25 (Exit 185), this 32-acre assemblage affords a developer the opportunity to activate one of Castle Rock's most visible sites. A combination of two unique parcels, this assemblage provides exceptional opportunities for truly distinguished Restaurant/ Lounge/ Recreation/ Fitness uses.



DEMOGRAPHICS	1 Mile	5 Miles
Population	41,564	79,213
Households	14,782	28,350
Median HH Income	\$124,674	\$123,319
Median Age	40.30	39.40
Traffic	124,276 vpd at I-25 & Meadows Parkway	

Source: CoStar 2024

Demographics are centered at the Whole Foods store on the west side of the highway. Source: CoStar



Approx. location & direction of photo.

Taken from the northern edge of the property looking south over the mesa top, the property extends along the cell tower and water tank on the left and continues to the edge of the mesa in the distance, along with all the wooded area seen in the foreground and to the right.

