

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

Prominent Castle Rock Butte for Sale

32.15 AC Commercial Development Opportunity



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DRONE VIDEO

Visibility & Exposure to 100,000+ VPD via I-25



Boundaries presented as a visual reference only. Consult broker for complete legal description. Aerial photographs not available due to proximity to nearby airport.

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)

For Sale: \$2,720,000

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.

Brokerage Disclosure

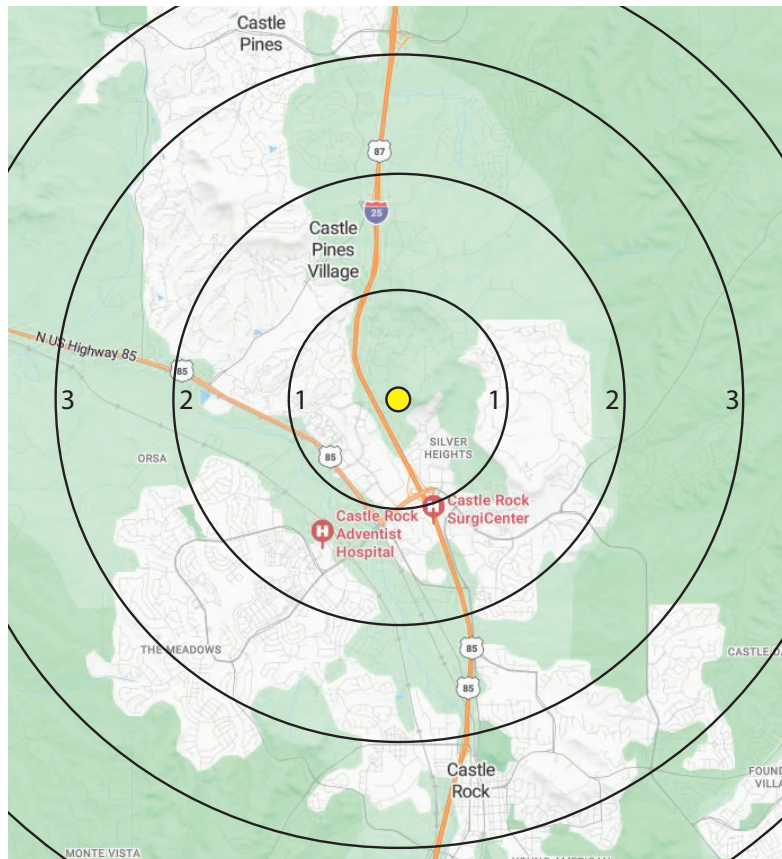
Brian Baker

(720) 287-5416 direct
(720) 280-4733 mobile
BBaker@FullerRE.com

Jason Russ

(720) 974-2794 direct
(609) 240-6549 mobile
JRuss@FullerRE.com

Fuller Real Estate
(303) 534-4822



DEMOGRAPHICS

3 Miles

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 - I-25 @ Meadows Pkwy 124,276 vpd

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.

