

Meadows - Terrace North

Industrial and Commercial Land Opportunities



LOT 6-B1

3.861 Acres
\$2,690,962.56 (\$16/SF)

ZONING

Meadows PD, C-O-I Area

CITY/COUNTY

Castle Rock/Douglas

ABOUT THE PROPERTY

- Commercial-Office-Industrial zoning allows for a wide range of industrial and light industrial uses, including accessory outdoor storage yards.
- Land can be subdivided to buyer's requirements.
- Last remaining acreage in the Meadows Parkway North district.
- Full-movement signalized intersection on Meadows Parkway is under construction, allowing for ease of access to I-25 and US-85.

TRAFFIC COUNTS

Meadows Pkwy

N US - 85

Year: 2024 | Source: Esri

29,976 VPD

124,000 VPD

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	7,745	49,305	86,378
Daytime Population	2,755	17,645	30,640
Avg. Household Income	\$161,145	\$161,796	\$175,398
Estimated Households	8,674	50,423	74,579

Year: 2024 | Source: Esri

CONTACT

Patrick McGlinchey | 210.303.3149 | patrick.mcglinchey@srsre.com

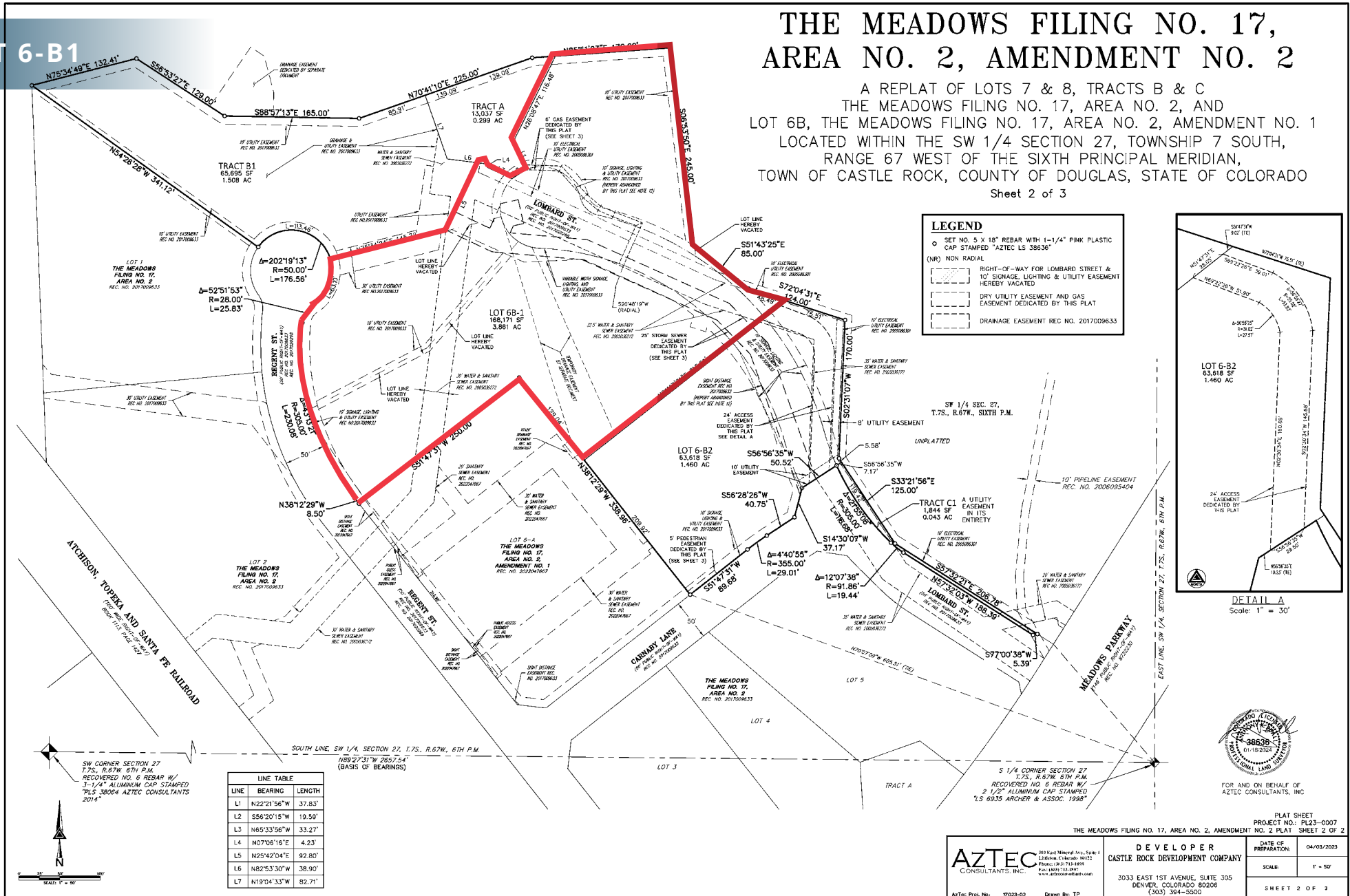
Justin Gregory | 303.803.7170 | justin.gregory@srsre.com

LOT 6-B1

THE MEADOWS FILING NO. 17, AREA NO. 2, AMENDMENT NO. 2

A REPLAT OF LOTS 7 & 8, TRACTS B & C
THE MEADOWS FILING NO. 17, AREA NO. 2, AND
LOT 6B, THE MEADOWS FILING NO. 17, AREA NO. 2, AMENDMENT NO. 1
LOCATED WITHIN THE SW 1/4 SECTION 27, TOWNSHIP 7 SOUTH,
RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

Sheet 2 of 3



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DEMOGRAPHIC HIGHLIGHTS

1 MILE

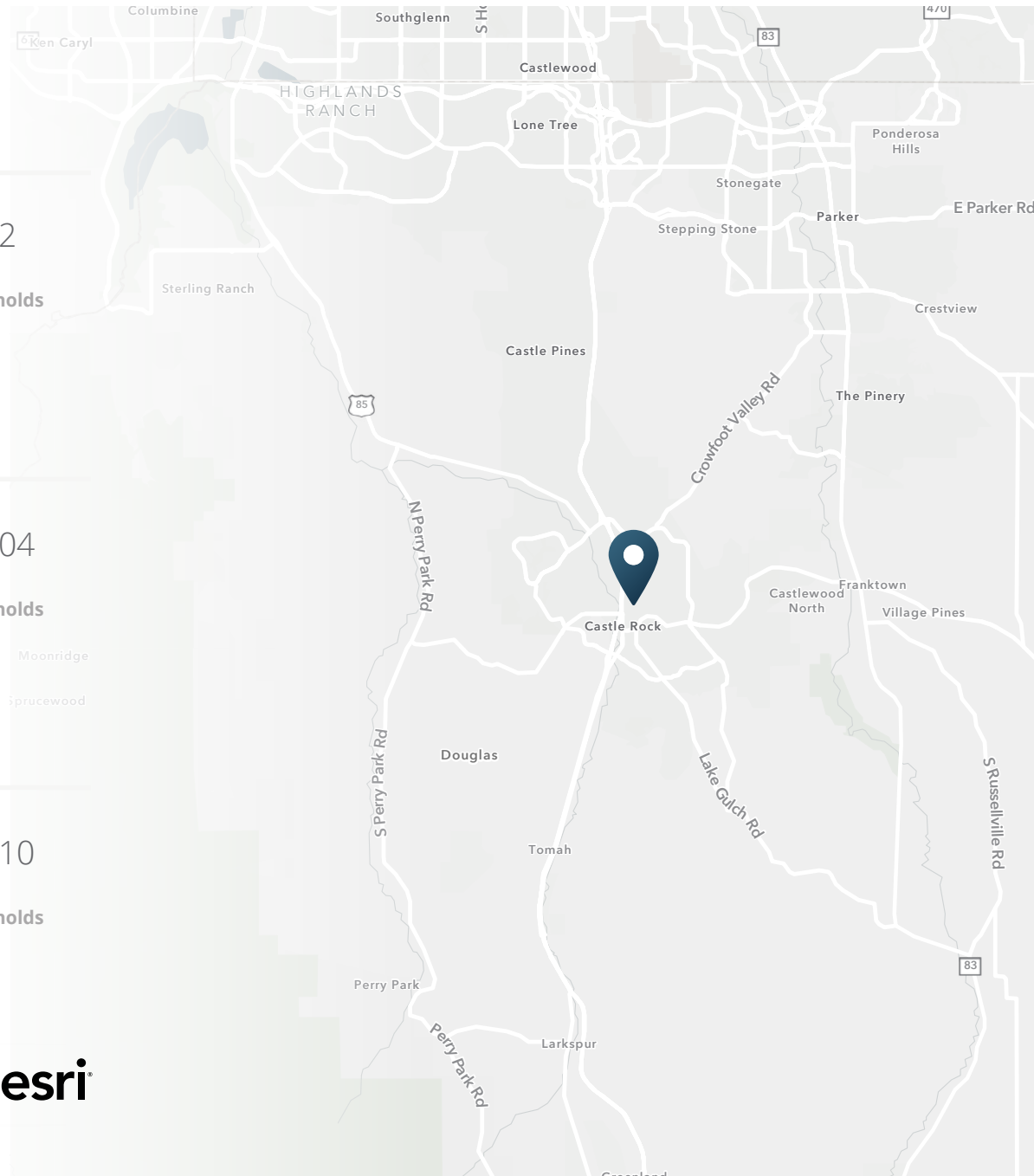
11,122 Population	12,789 Total Daytime Population	\$138,160 Average Household Income	4,492 Total Households
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3 MILES

64,585 Population	55,706 Total Daytime Population	\$164,415 Average Household Income	22,604 Total Households
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5 MILES

118,827 Population	93,097 Total Daytime Population	\$164,712 Average Household Income	42,910 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





SRS Real Estate Partners
1875 Lawrence Street, Suite 850
Denver, CO 80202
303.572.1800

Patrick McGlinchey

210.303.3149
patrick.mcglinchey@srsre.com

Justin Gregory

303.803.7170
justin.gregory@srsre.com

SRSRE.COM

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