

THE *Brickyard*

thebrickyardcr.com

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CONFLUENCE
companies



Location

The Brickyard



Development Metrics

The Brickyard



- 400 New Residential Dwelling Units
- 210,000 Sf of Commercial Footage
- 100 Key High Service Hotel
- 145,000 SF Sports Development Center
- 2 Access points from I25
- I25 Visibility
- Bike/Walking trail from Downtown (500 Yards)

Site Wide Rendering

The Brickyard



Site Wide Rendering

The Brickyard



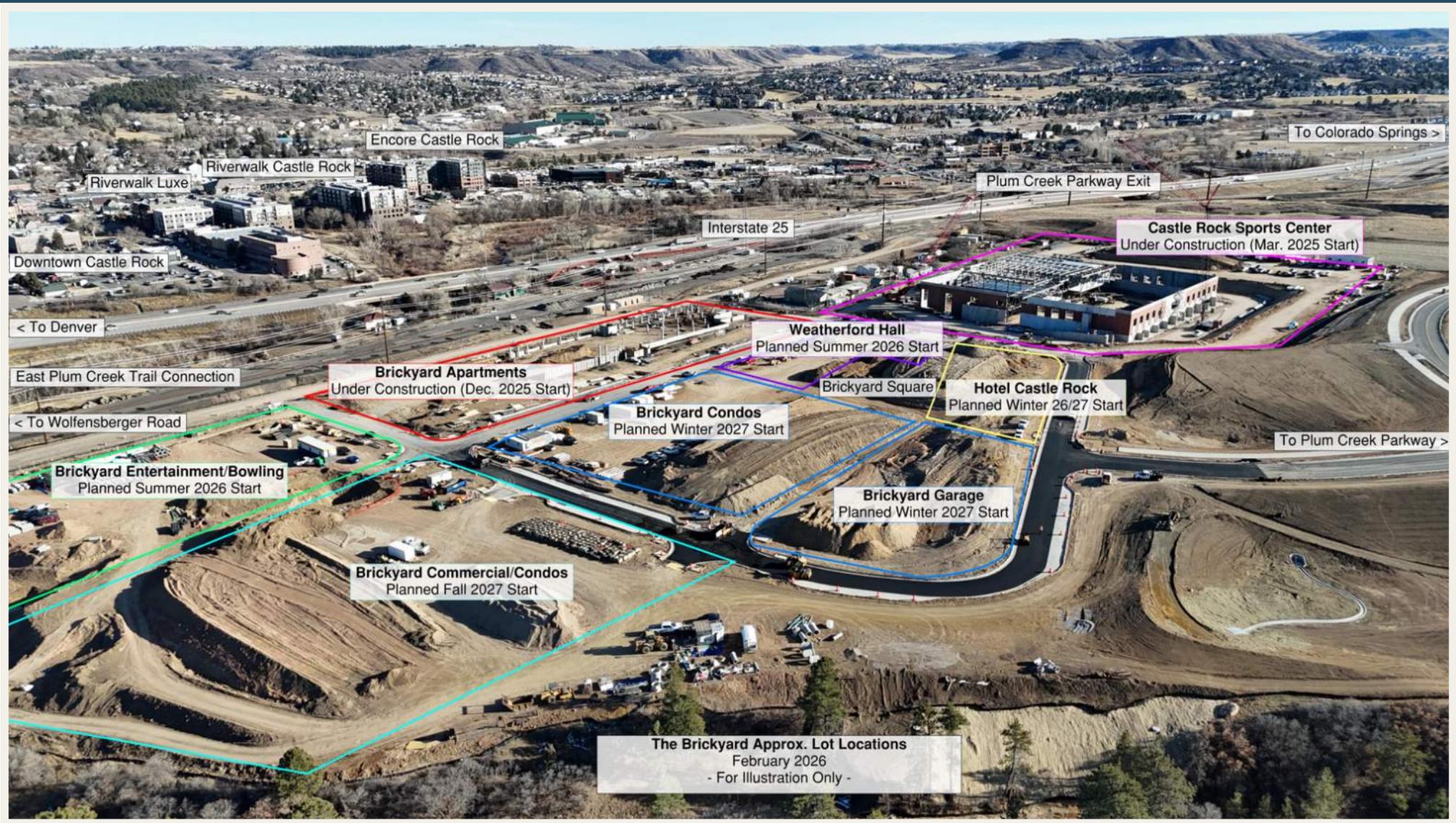
Site Wide Rendering

The Brickyard



Phase Map

The Brickyard



Progress as of Feb. 2026

Site Photos

The Brickyard



Castle Rock Sports Center

Brickyard Apartments

Progress as of Feb. 2026

Site Photos

The Brickyard



The Castle Rock Sports Center
Progress as of Feb. 2026

Site Photos

The Brickyard



The Brickyard Apartments
Progress as of Feb. 2026

Castle Rock Sports Center

The Brickyard

The Castle Rock Sports Center, located within The Brickyard, will be a 145,000 sqft regional recreation destination featuring competition gymnasiums, aquatic facilities, fitness areas, and community event spaces. Designed to host leagues, tournaments, and daily programming, the facility will bring steady year-round visitation to the district. Its proximity to Hotel Castle Rock positions the hotel as the natural lodging, dining, and gathering hub for athletes, families, and spectators.



Hotel Castle Rock

The Brickyard



Weatherford Hall

The Brickyard

Weatherford Hall (A)



Brickyard Luxe



Weatherford Hall (B) "Sawtooth"



Hotel Castle Rock



Weatherford Hall

The Brickyard

All Floors



Weatherford Hall

The Brickyard

Floor 2



Weatherford Hall

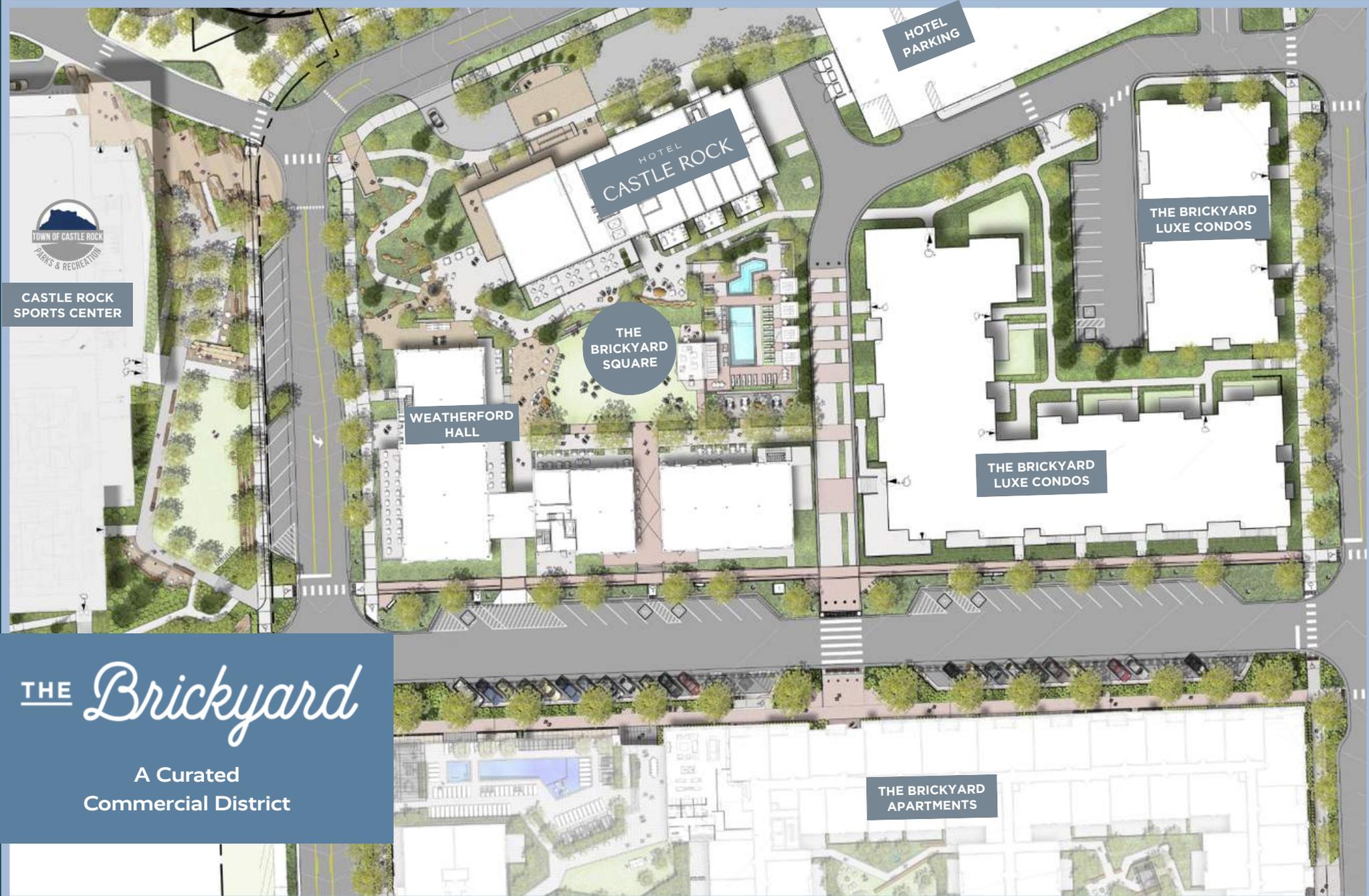
The Brickyard

Floor 3



The Brickyard Square

The Brickyard



CASTLE ROCK
SPORTS CENTER



HOTEL
CASTLE ROCK

HOTEL
PARKING

THE
BRICKYARD
SQUARE

WEATHERFORD
HALL

THE BRICKYARD
LUXE CONDOS

THE BRICKYARD
LUXE CONDOS

THE *Brickyard*

A Curated
Commercial District

THE BRICKYARD
APARTMENTS

The Brickyard Square

The Brickyard



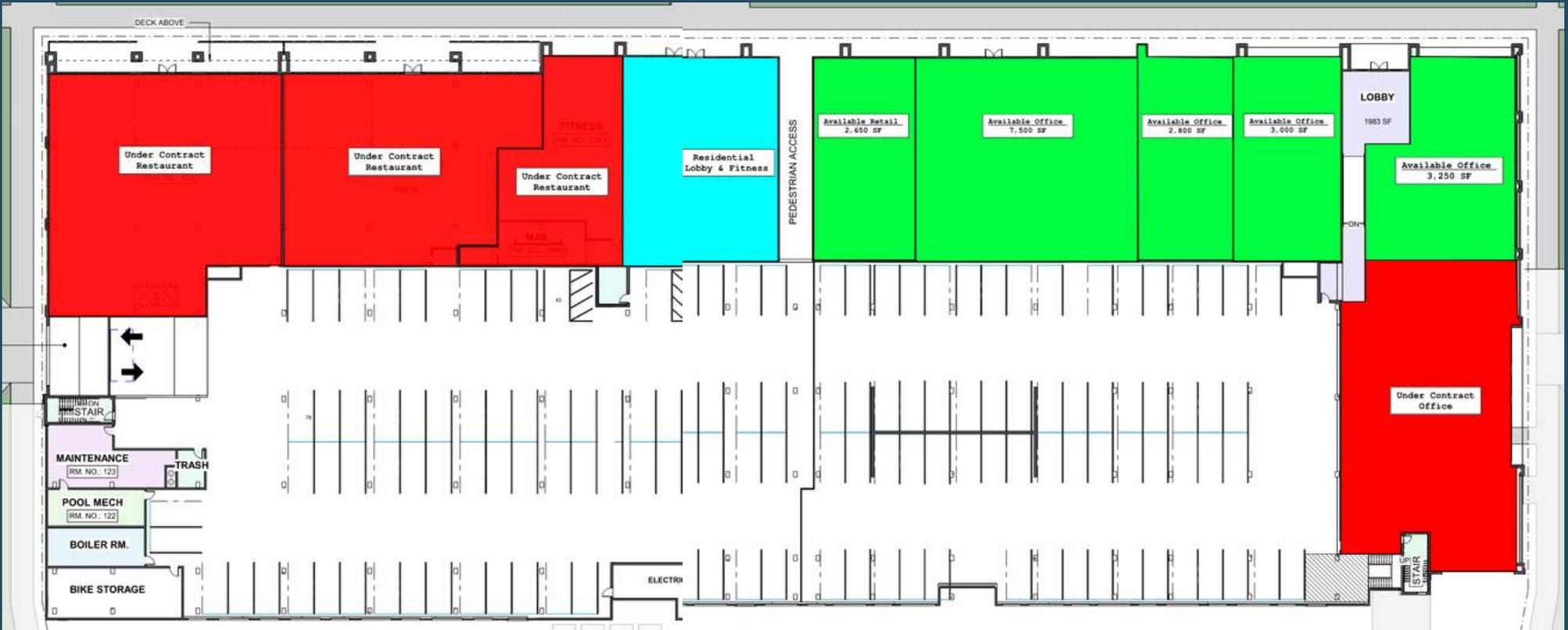
The Brickyard Apartments

The Brickyard



The Brickyard Apartments

The Brickyard



Pad Site

The Brickyard

- Retail, office, or Entertainment availability.
- Build to suite option available



THE *Brickyard*

Statistics

The Brickyard



- Office, Retail, and Restaurant Space for Sale & Lease
- Spaces Located in Mixed-Use Buildings & Stand Alone Commercial
- Size of Space and Use is negotiable

Statistics

The Brickyard



TRAFFIC COUNTS

I-25 @ Wolfsenberger - 63,928
Cars/Day

I-25 @ Plum Creek Pkwy - 74,968
Cars/Day

TRADE AREA DEMOGRAPHICS

Population - **89,000**

Average Household Income -
\$157,000

Workforce - **40,000**

TOWN OF CASTLE ROCK RANKINGS

#1 Up-and -Coming Small City Near a Major
Metro Livability

#6 Safest City in Colorado

#10 Fastest Growing City in America

#28 Best Places to Live 2023 Money Magazine