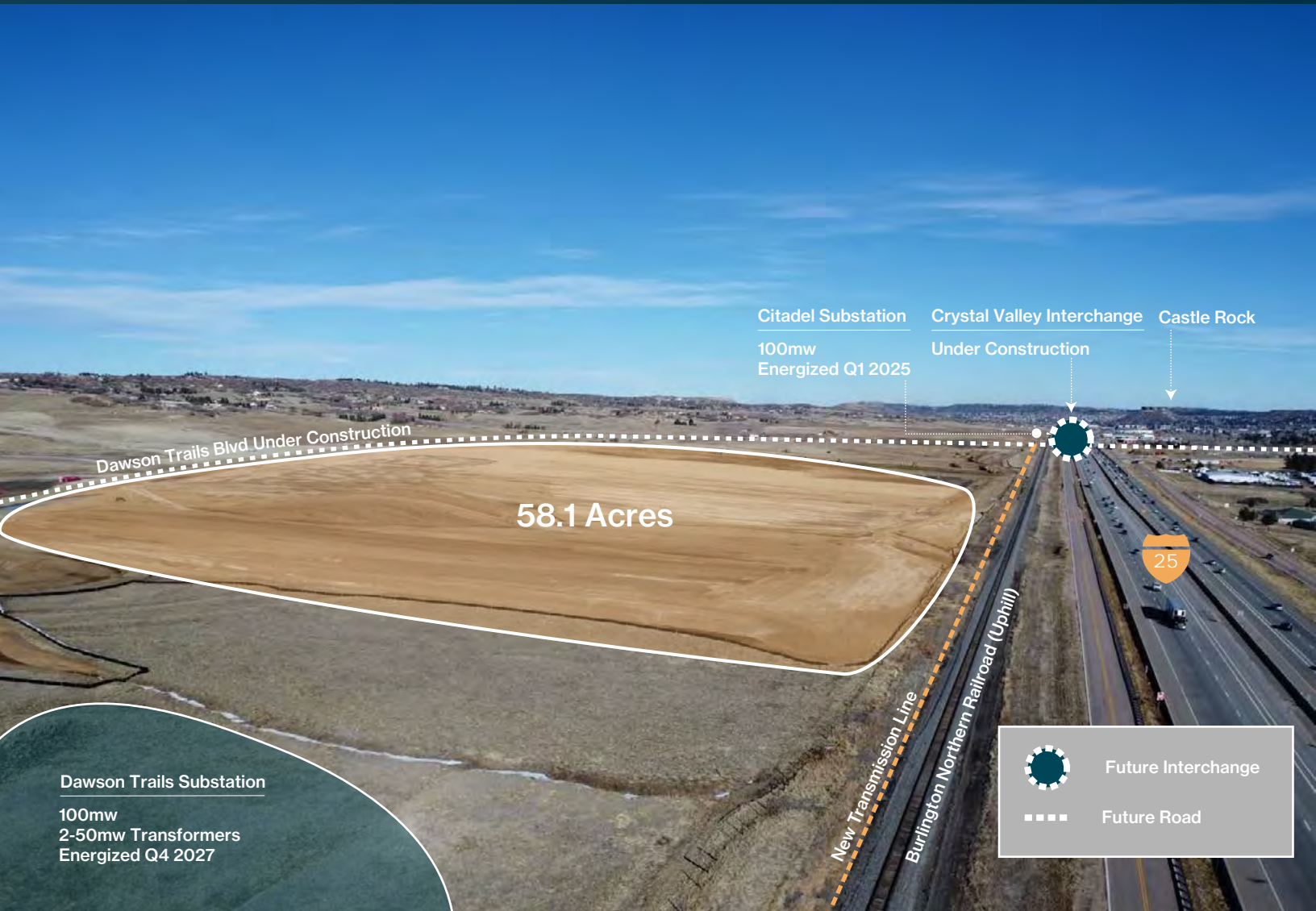




# DAWSON — TRAILS — POWERED DATA CENTER SITES



**50 MW AVAILABLE  
UP TO 58.1 ACRES  
CASTLE ROCK, CO**





# AVAILABLE DATA CENTER SITES





# PROPERTY HIGHLIGHTS

- Two data center parcels available for sale (highlighted in orange on map)
- Citadel Substation energized Q1 2025. New Dawson Trails Substation will begin construction in 2026. Both being delivered by CORE Electric and opening late 2027.
- Crystal Valley Interchange at I-25 set to open Spring 2027
- Zayo & Comcast Fiber running along I-25
- Dawson Trails will include 5,850 residential units and up to 3.2M SF of commercial upon full buildout



## Dawson Trails Development Data - See Page 5

Character Area	Planning Area	Land Use Type (2)	Acreage	Max Dwelling	Min. Non-Res Area	% of Property	Max Building
WEST	A	SFD	236.5	471	N/A	11.5%	35'
	B-1	SFD	124.4	484	N/A	6%	35'
	B-2	SFD	58.9	228	N/A	2.9%	35'
Totals		N/A	419.8	1,183	N/A	20.3%	N/A
CENTRAL	C-1	SFD,SFA	151.7	481	N/A	7.4%	45'
	C-2	SFD,SFA	183.2	908	N/A	8.9%	50'
	D	SFD,SFA,MF, NON-RES	207.7	1,938	N/A	10.1%	60'
Totals		N/A	542.6	3,327	N/A	26.3%	N/A
EAST	E-1	SFD,SFA, NON-RES	6.5	N/A	N/A	0.3%	50'
	E-2	SFD,SFA,MF, NON-RES	62.4	400	N/A	3.0%	60'
	F-1	SFA,MF, NON-RES	39.7	940	20	1.9%	75' / 90'
	F-2	SFA,MF, NON-RES	34.7			1.7%	75' / 90'
	F-3	SFA,MF, NON-RES	81.9	25	4.0%	75' / 90'	
	G-1	NON-RES	62.6	N/A	N/A	3.0%	75' / 90'
	G-2	NON-RES	4.3	N/A	N/A	0.2%	75' / 90'
Totals		N/A	292.1	1,340	N/A	14.2%	N/A

MAX. DWELLING UNITS-ALL 3 CHARACTER AREAS COMBINED : **5,850**

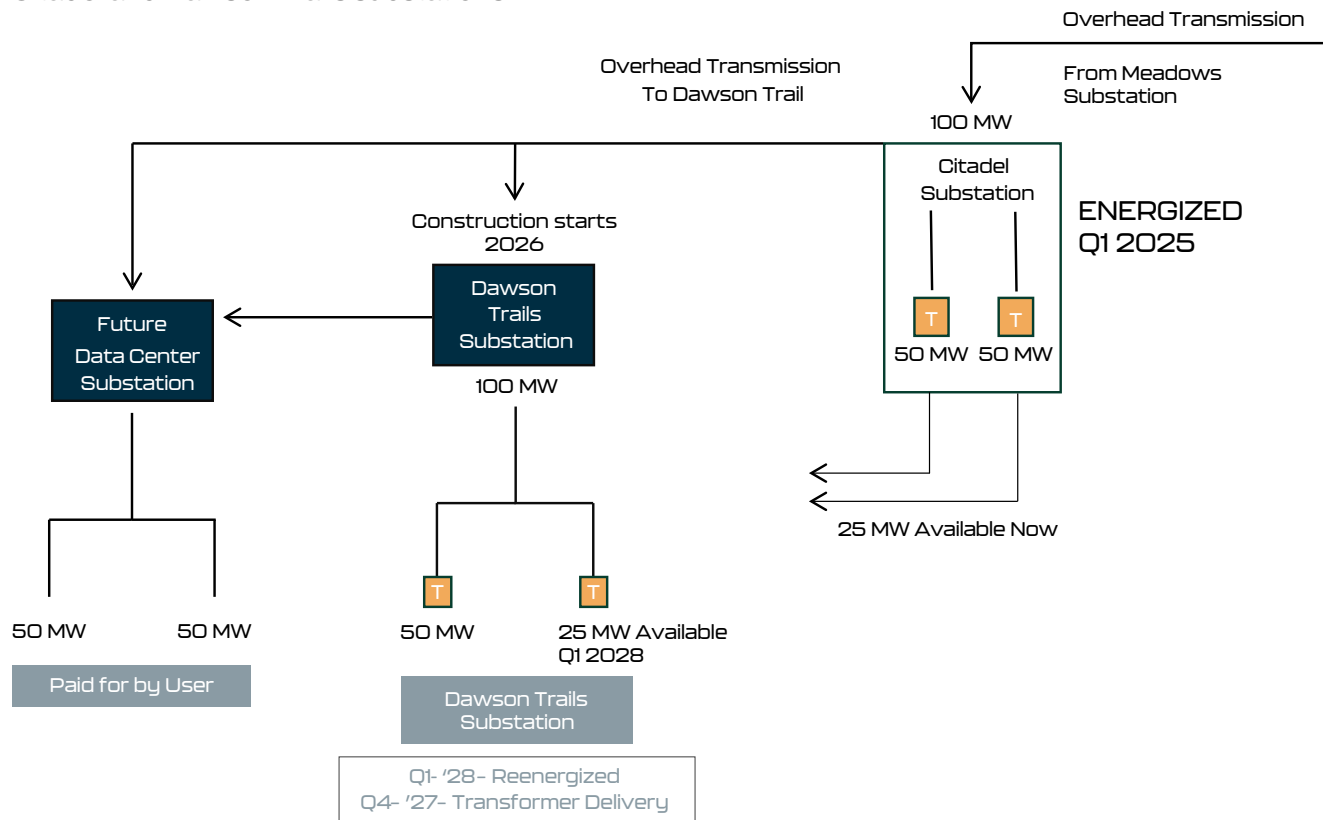
MAX. MULTI FAMILY DWELLING UNITS (LOCATED IN C-1, C-2, D, E-2, F-1, F-2, F-3): **2,400**

MAX. COMM/NON-RES. SF-EAST & CENTRAL CHARACTER AREAS: **3,200,000 SF**

Planning Areas		1,254.5			60.8%	
Public Land Dedication (PL-1)		227.6			11%	
Open Space (PL-2 & OS)		535.7			26%	
Future Open Space (OS)		215			10.4%	
Row (Arterial)		45.9			2.2%	
Total Property (Approximately)		2,063.7				

# SUBSTATION LAYOUT

Dawson Trails Powered Data Center Sites have strategic near-term power access of 50MW total from two separate substations (25MW each). The recently completed 100MW Citadel substation located in close proximity and the new 100MW Dawson Trails substation to be energized in Q2 2028 in the heart of the development. Both substations ensure a robust power supply, enhancing reliability and capacity for data center operations. Dawson Trails offers sites in immediate proximity to both Citadel and Dawson Trails substations.





**RESIDENTIAL**

LOW DENSITY

HIGHER DENSITY

**MIXED-USE**

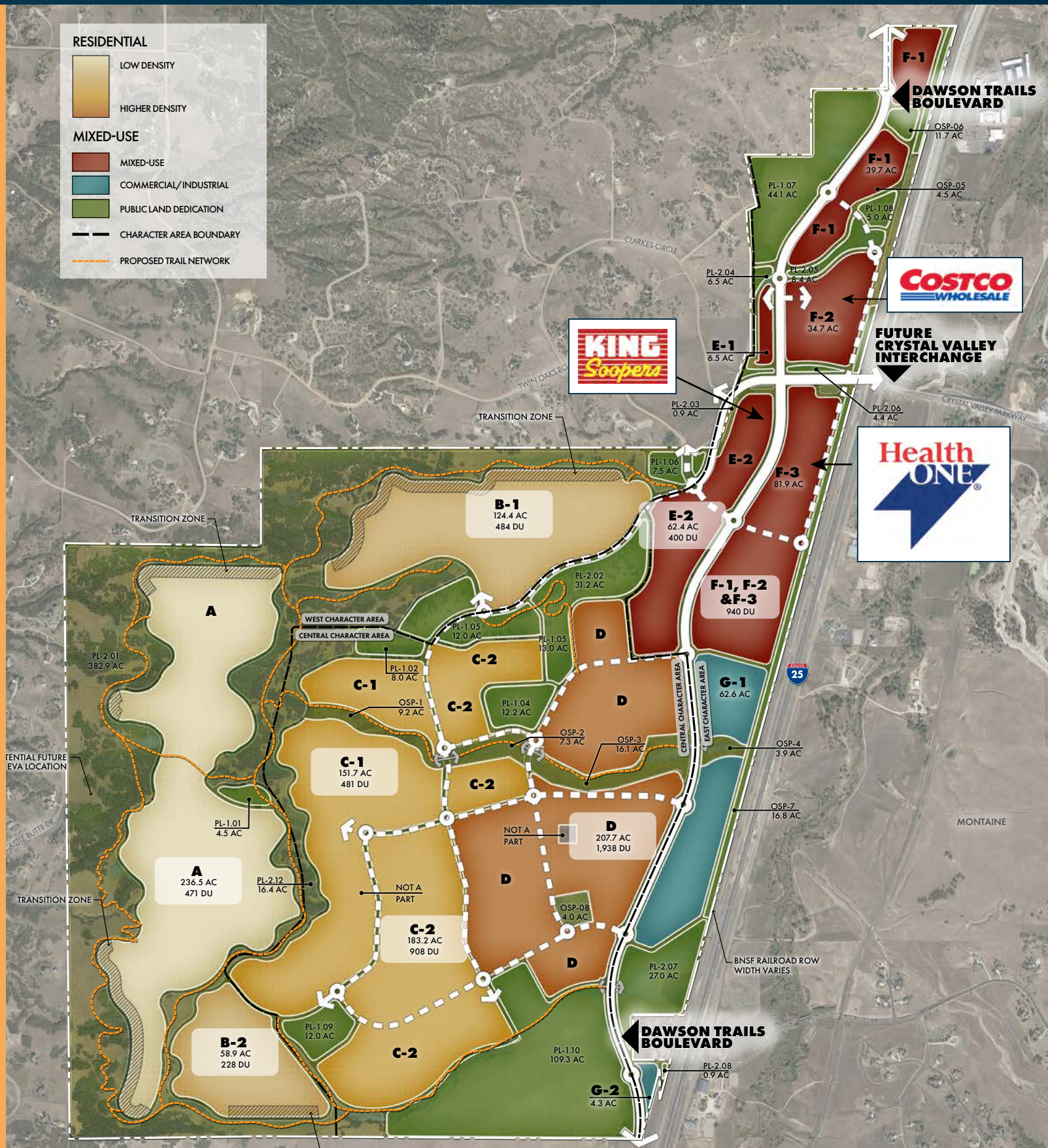
MIXED-USE

COMMERCIAL/INDUSTRIAL

PUBLIC LAND DEDICATION

CHARACTER AREA BOUNDARY

PROPOSED TRAIL NETWORK





# LOCATION OVERVIEW







**3 miles | 7 minutes**  
to Downtown Castle Rock



**21 miles | 23 minutes**  
to Denver Tech Center



**38 miles | 38 minutes**  
to Colorado Springs



**33 miles | 35 minutes**  
to Downtown Denver



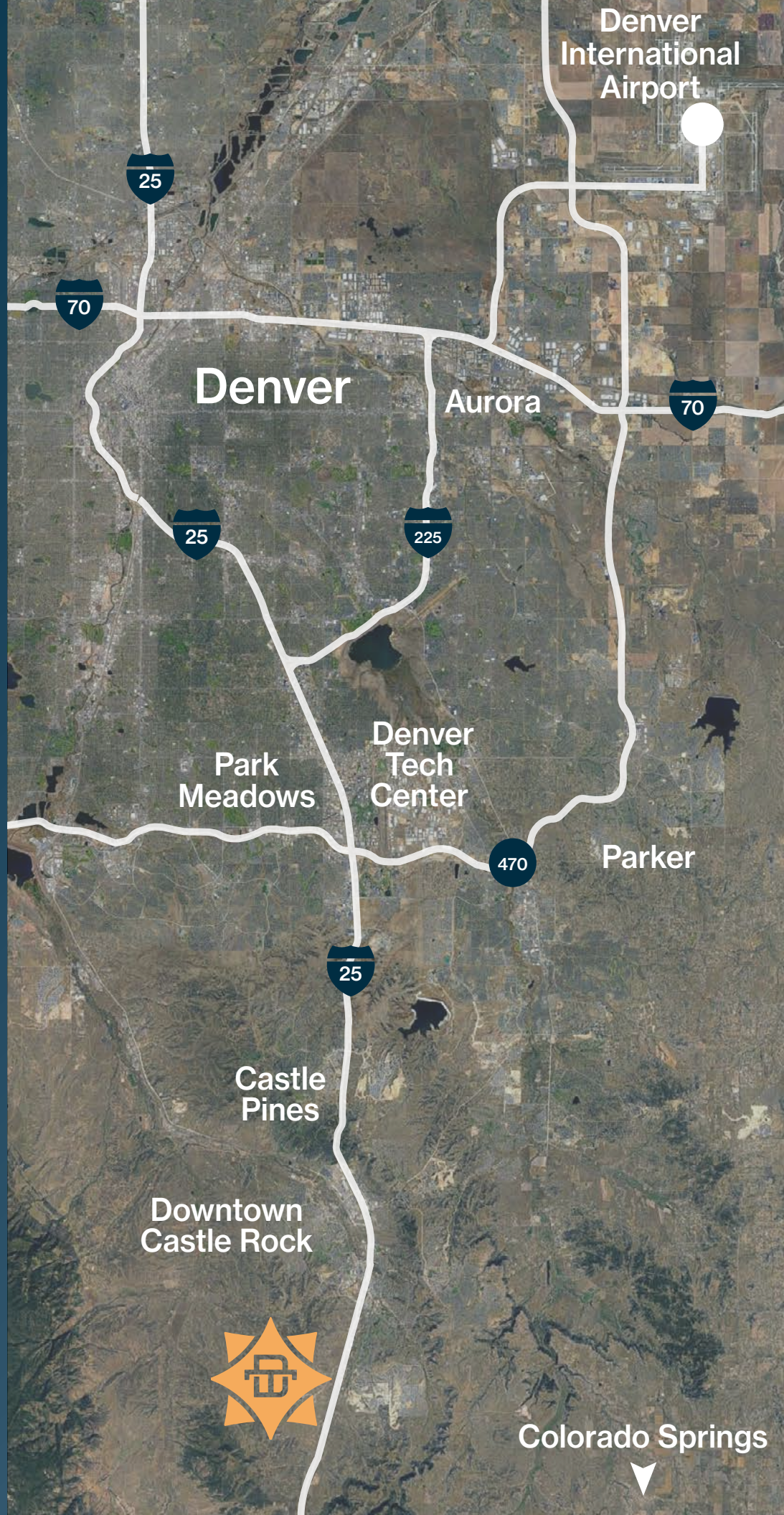
**16 miles | 17 minutes**  
to Park Meadows



**46 miles | 45 minutes**  
to DIA



**47 miles | 50 minutes**  
to Colorado Springs Airport

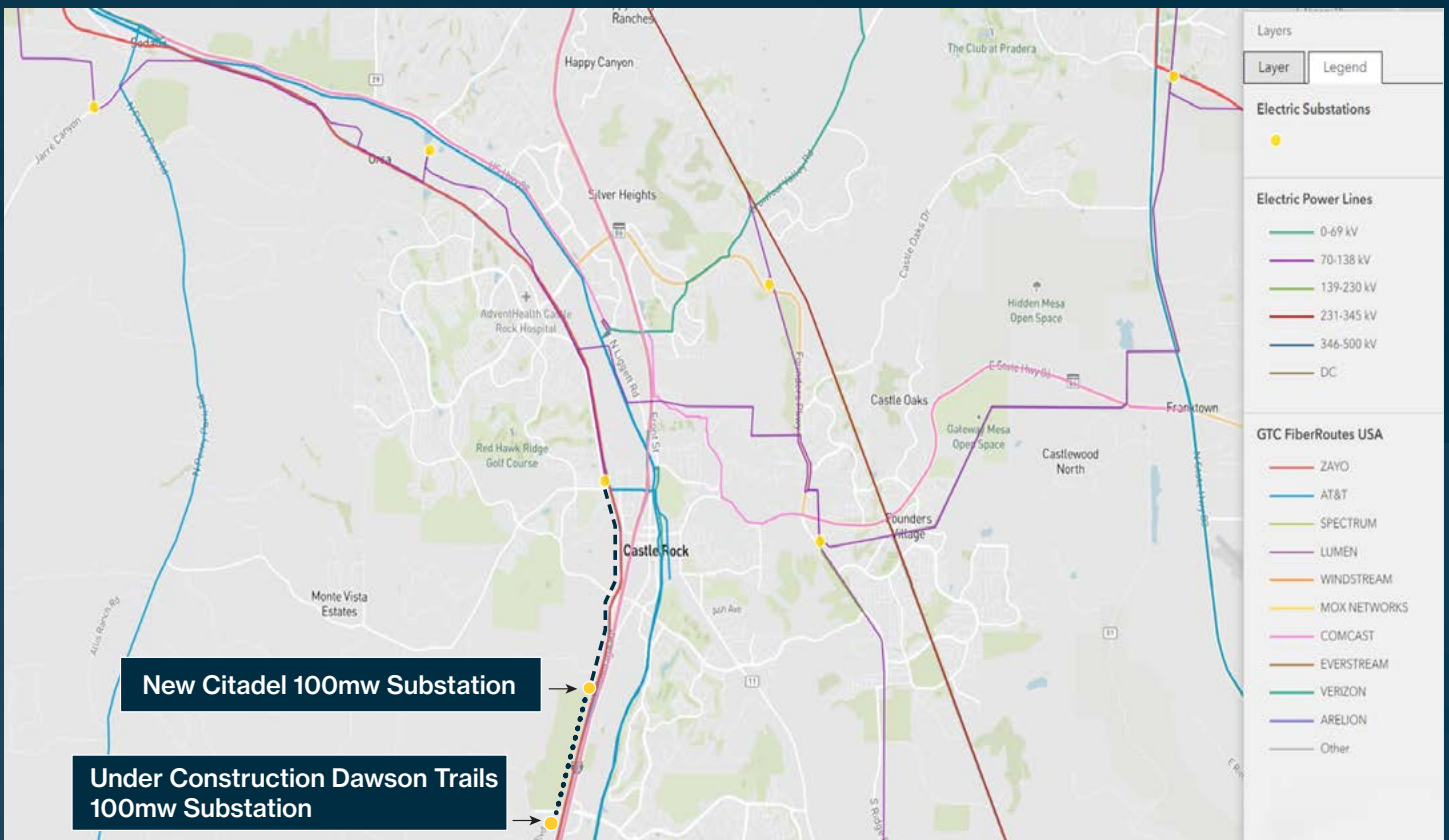






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## ELECTRICAL AND FIBER GRID



## CONTACTS

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