

Miller's Landing NW CORNER PLUM CREEK/I-25

PRIME MIXED USE
COMMERCIAL LAND
(2 PARCELS AVAILABLE)

CASTLE ROCK · CO

SUBJECT B

3.32 ACRES GROSS
2.2 ACRES DEVELOPABLE

BRICKYARD

CASTLE ROCK
RECREATION CENTER

PRAXIS DRIVE



SUBJECT A

18 GROSS AC
9.9 DEVELOPABLE AC

PLUM CREEK PARKWAY



Prepared By
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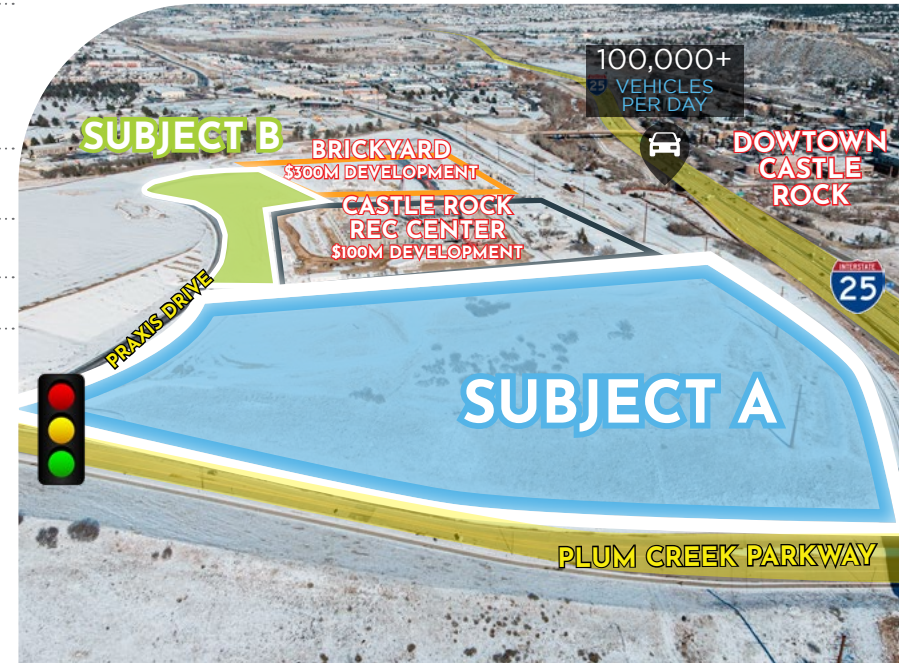
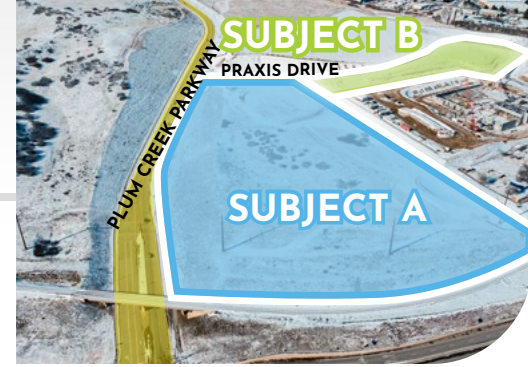
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Property Overview

Property Address	NW Corner Plum Creek & I-25	
Property Type	Mixed-Use Commercial/ Retail/Multi-Family/Land	Mixed-Use Commercial/ Retail/Multi-Family/Land
Property Size	Subject A: 18 Acres (Total) - Gross 9.9 Acres - Developable	Subject B: 3.32 Acres (Total) - Gross 2.2 Acres - Developable
Sale Price	Contact Broker	Contact Broker
Parcel Number	2505-104-00-011	2505-101-03-002
Zoning	IO PD	IO PD
Potential Uses	Multifamily, Lodging, Office, Retail (Restaurant/Bar, Art Gallery, Liquor Store, Open-Market Building), Light Industrial (Manufacturing, Fabrication, Wholesale, R&D), Gas Station, Drive-Through Facility, Shopping Center, Shopping Mall	Multifamily, Hotel, Office, Retail (Restaurant/Bar, Art Gallery, Liquor Store, Open-Market Building), Light Industrial (Manufacturing, Fabrication, Wholesale, R&D), Gas Station, Drive-Through Facility, Shopping Center, Shopping Mall

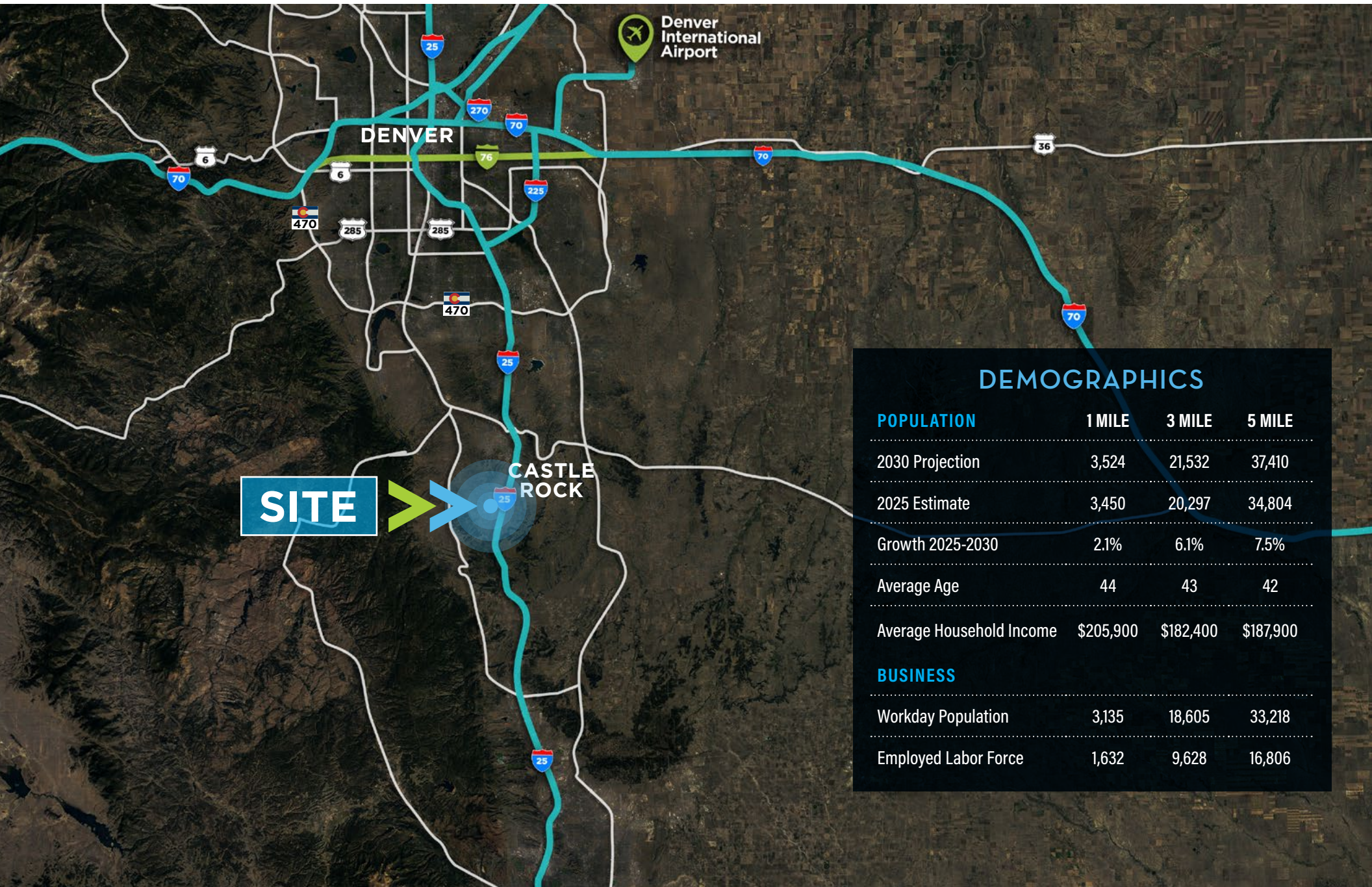


HIGHLIGHTS

- Excellent land development opportunity strategically located at the prominent Northwest corner of I-25 and Plum Creek Pkwy with direct access via the Plum Creek Pkwy Interchange
- Ideally located in direct proximity to the new Castle Rock Recreation Center (\$100M development project with 665K visits projected for Y1) and the Brickyard (\$300M development project)
- Highly visible and accessible site positioned along one of Colorado’s primary growth corridors
- Flexible zoning well suited for a variety of mixed use, residential, or commercial developments (subject to approvals)
- Ideal for developers or owner-users seeking a well-located site that benefits from strong traffic counts, expanding residential rooftops, and proximity to regional connectivity



Location Overview



DEMOGRAPHICS			
POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	3,524	21,532	37,410
2025 Estimate	3,450	20,297	34,804
Growth 2025-2030	2.1%	6.1%	7.5%
Average Age	44	43	42
Average Household Income	\$205,900	\$182,400	\$187,900
BUSINESS			
Workday Population	3,135	18,605	33,218
Employed Labor Force	1,632	9,628	16,806

FUTURE DEVELOPMENTS & RETAIL MAP



WOLFENBERGER INDUSTRIAL DISTRICT



DOWNTOWN CASTLE ROCK

MILLER'S LANDING PROPOSED MIXED-USE DEVELOPMENT
SPORTS COMPLEX

SITE

PLUM CREEK INTERCHANGE



UNDER CONSTRUCTION: \$150M CRYSTAL VALLEY INTERCHANGE COMING 2027



FUTURE DEVELOPMENTS & RETAIL MAP

- 1 35 TOWNHOMES
- 2 514 APARTMENTS
- 3 125 HOTEL/RETAIL
- 4 RETAIL/OFFICE
- 5 REC CENTER



MILLER'S LANDING
FUTURE
MIXED USE

MILLER'S
ACTIVITY
COMPLEX

STAPLETON
FUTURE
MIXED USE

PLUM CREEK
INTERCHANGE

SUBJECT A

SUBJECT B

-THE-
Brickyard
CASTLE ROCK, CO

WOLFENSBERGER
INTERCHANGE

PRAIRIE HAWK



DOWNTOWN
CASTLE ROCK

CRAIG &
GOULD

DOUGLAS
COUNTY
FAIRGROUNDS

Miller's Landing

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