

THE MEADOWS AT CASTLE ROCK

734-970 Meadows Parkway, Castle Rock, CO 80109

Commercial, Industrial, Multifamily & Senior Living Land



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PROPERTY HIGHLIGHTS

Commercial, Industrial, Multifamily & Senior Living Land

ABOUT THE MEADOWS

- Over 8,000 units of single family, townhome, and multifamily product.
- 2 high schools, 3 middle schools, 3 elementary schools, and 4 preschools/daycares.
- Access to US-85 via two arterials and I-25 via three arterials.
- Home to AdventHealth Castle Rock, an 89-bed hospital campus with 580 employees.
- The Sturm Collaboration Campus at Castle Rock opened in 2019 it is Arapahoe Community College's southernmost campus.

ABOUT CASTLE ROCK

Castle Rock, Colorado, is a thriving home-rule town in Douglas County (9th wealthiest county in America) located between Denver and Colorado Springs. Founded in 1874 and named for its distinctive castle-shaped butte, the town began as a quarrying and ranching community supported by the railroad. Today, it serves as the county seat and is one of the fastest-growing towns in the state, offering a blend of small-town charm and modern amenities. Surrounded by scenic foothills, trails, and open spaces, Castle Rock provides residents with a high quality of life that balances suburban convenience and access to Colorado's natural beauty.

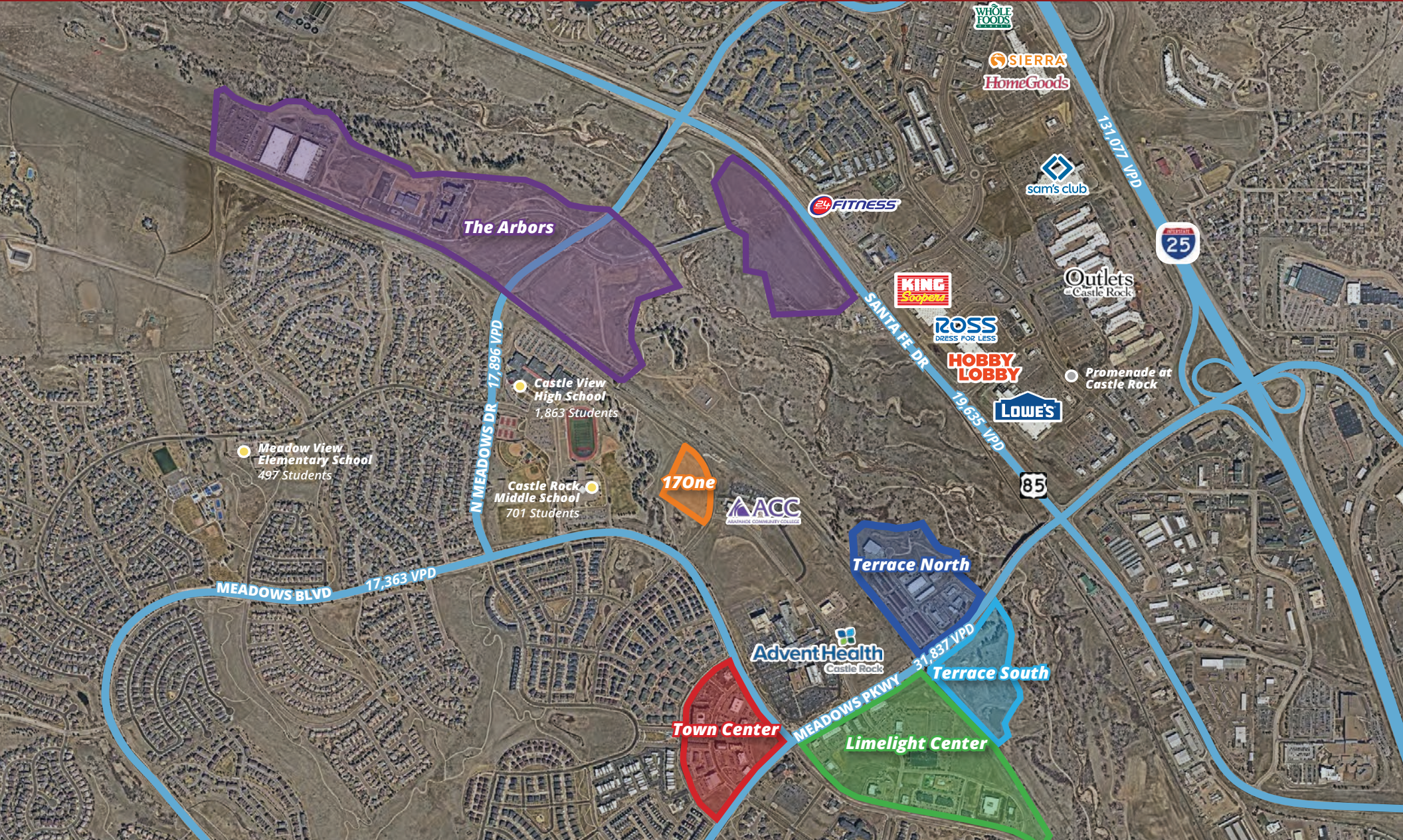


THE MEADOWS AT CASTLE ROCK

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AERIAL MAP

Commercial, Industrial, Multifamily & Senior Living Land



TOWN CENTER & LIMELIGHT CENTER

Meadows Parkway | Castle Rock, CO 80109

LOT BREAK DOWN

Commercial, Industrial, Multifamily & Senior Living Land



FOR SALE

LOT 1

2.349 Acres
\$2,558,061 (\$25/SF)

LOT 2A-3A - UNDER CONTRACT

1.61 Acres (1.25 Acres buildable)
\$1,306,800 (\$24/SF on buildable)

LOT 6-A-1C - UNDER CONTRACT

1.973 Acres
\$1,632,933.72 (\$19/SF)

LOT 6E-3B

0.954 Acres
\$783,568.56 (\$19/SF)

LOT 6-A-1D

1.061 Acres
\$878,126.04 (\$19/SF)

LOT 6-A-1D-1A

7.843 Acres
Call For Price

LOT 6G-3A-2

1.239 Acres
\$1,024,818.96 (\$19/SF)

LOT 6G-3B

1.656 Acres
\$1,370,571.84 (\$19/SF)

ABOUT TOWN CENTER

- Lot 1: The last remaining hard corner lot at the Meadows. Trophy real estate primed for retail, commercial, or mixed-use development.
- Flexible commercial & retail zoning under the Meadows PD (Town Ctr. PA) allows for a wide variety of uses.

[\(CLICK HERE\)](#)

ABOUT LIMELIGHT CENTER

- All lots are rough-graded with all regional access and drainage in place.
- Join a diverse area of entertainment, retail, restaurant, and medical office uses.
- The COI (Commercial, Office, Industrial) planning area of the Meadows provides for some of the most permissive zoning, allowing for a variety of uses.

[\(CLICK HERE\)](#)

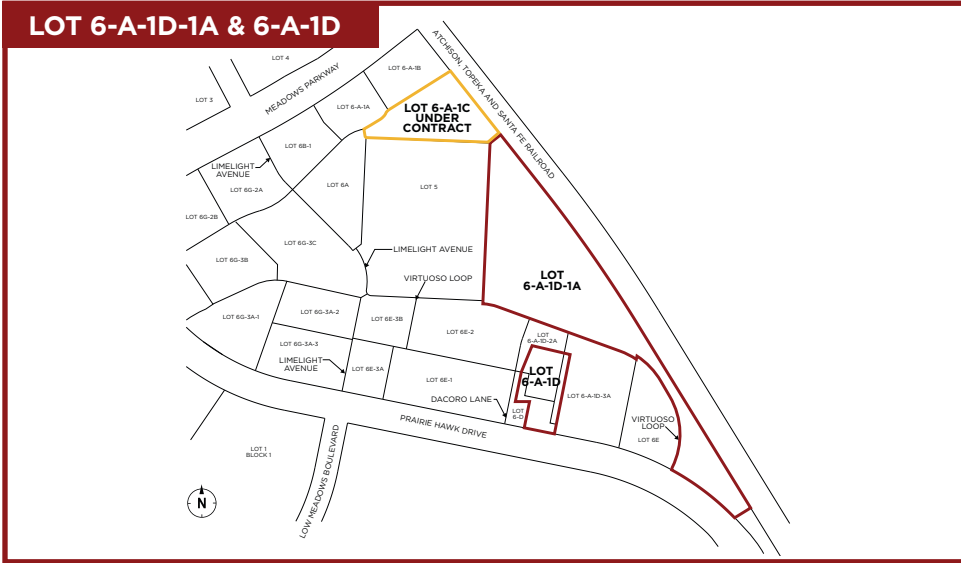
LIMELIGHT CENTER

Meadows Parkway | Castle Rock, CO 80109

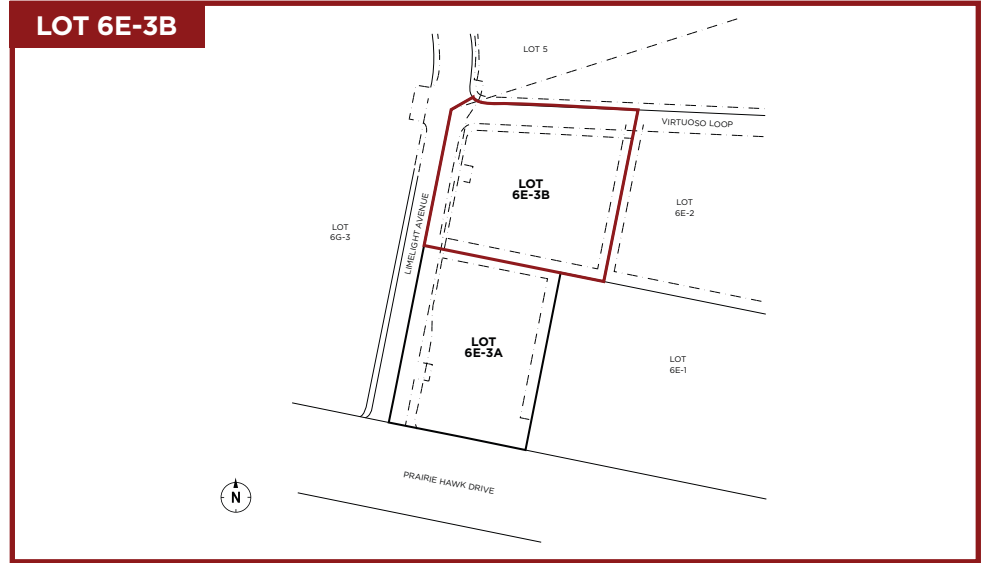
SITE PLAN

Commercial, Industrial, Multifamily & Senior Living Land

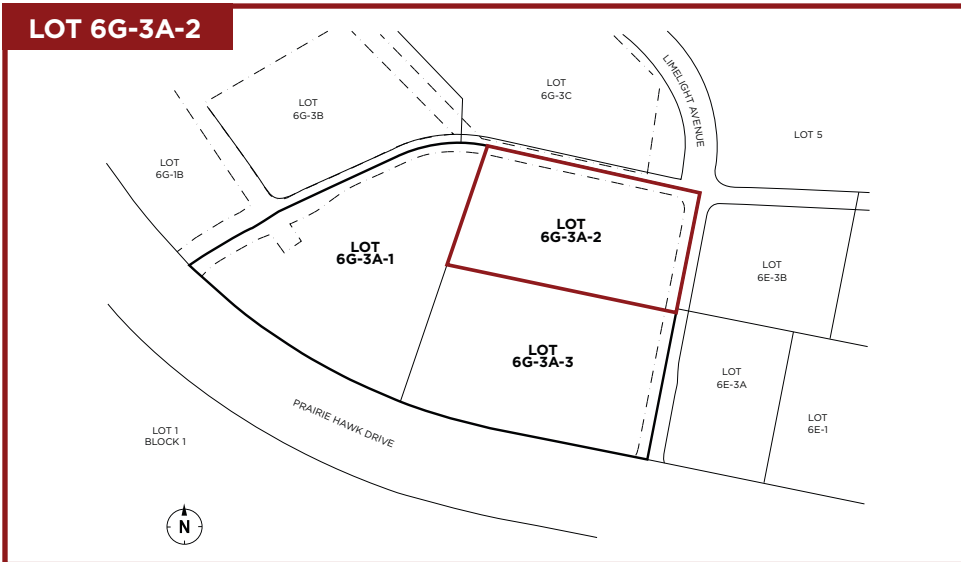
LOT 6-A-1D-1A & 6-A-1D



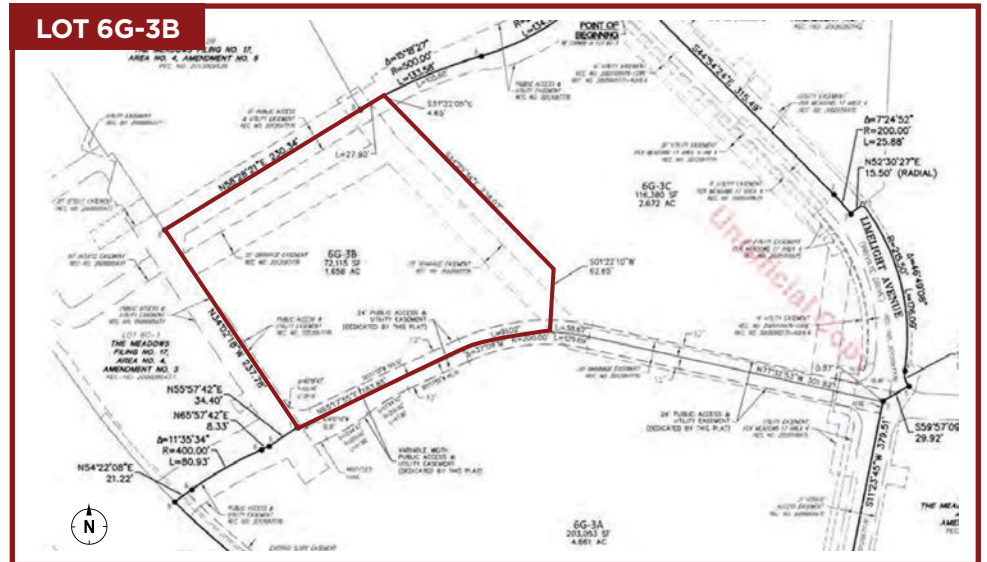
LOT 6E-3B



LOT 6G-3A-2



LOT 6G-3B



TERRACE NORTH

Meadows Parkway | Castle Rock, CO 80109

LOT BREAK DOWN

Commercial, Industrial, Multifamily & Senior Living Land



FOR SALE

LOT 6-B1

0.5 - 3.861 Acres
\$16/SF (\$348,480 - \$2,690,962)

ZONING

Meadows PD, C-O-I Area

ABOUT THE PROPERTY

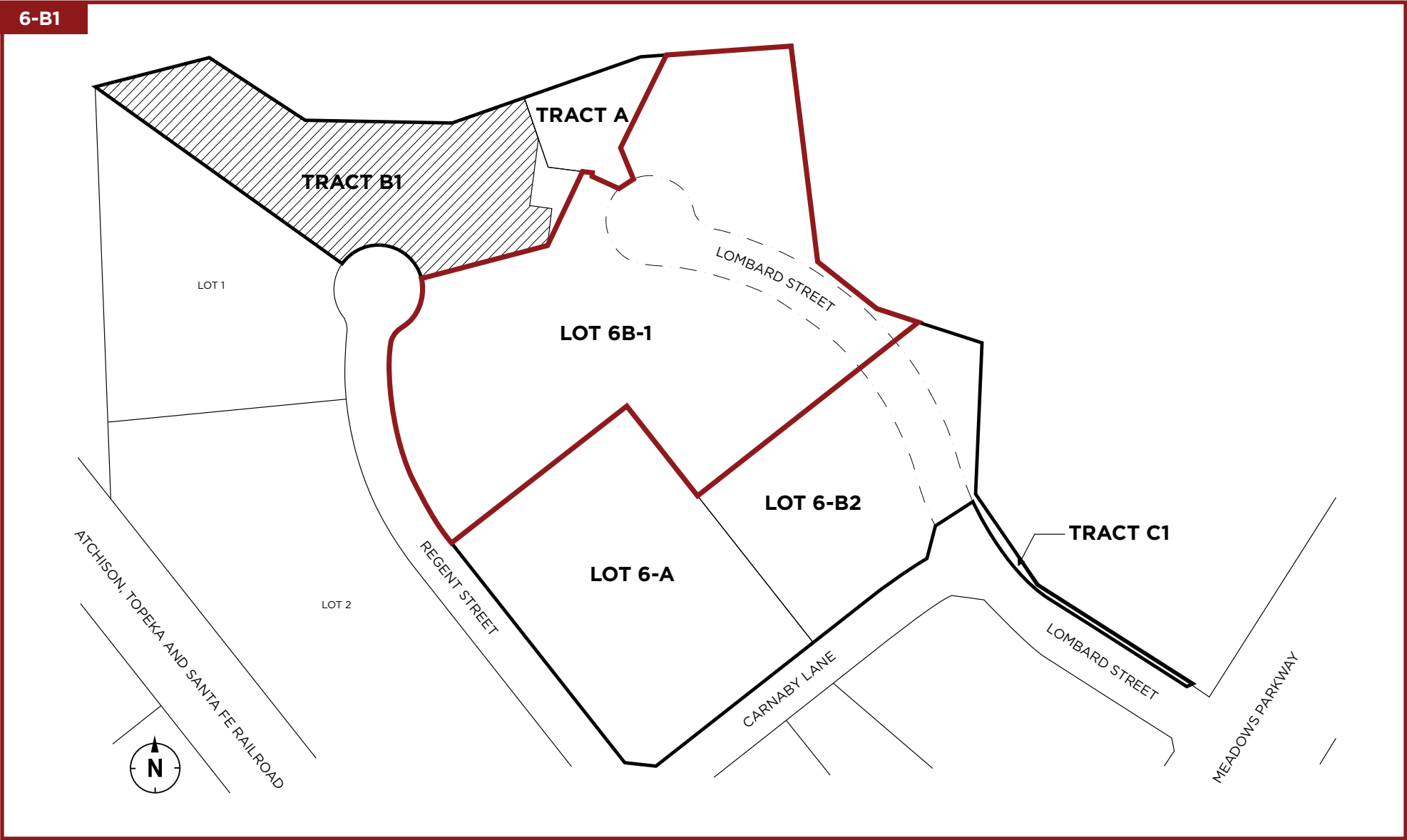
- Commercial-Office-Industrial zoning allows for a wide range of industrial and light industrial uses, including accessory outdoor storage yards. ([CLICK HERE](#))
- Land can be subdivided to buyer's requirements.
- Last remaining acreage in the Meadows Parkway North district.
- Full-movement signalized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

TERRACE NORTH

Meadows Parkway | Castle Rock, CO 80109

SITE PLAN

Commercial, Industrial, Multifamily & Senior Living Land



TERRACE SOUTH

Meadows Parkway | Castle Rock, CO 80109

LOT BREAK DOWN

Commercial, Industrial, Multifamily & Senior Living Land



FOR SALE

AVAILABLE

0.5 - 11.37 Acres

PRICE

Call Broker

ZONING

Meadows PD COI Area

ABOUT THE PROPERTY

- Entire parcel for sale.
- The COI (Commercial, Office, Industrial) planning area of the Meadows provides for some of the most permissive zoning, allowing for a variety of uses. ([CLICK HERE](#))

17ONE

Meadows Parkway | Castle Rock, CO 80109

LOT BREAK DOWN

Commercial, Industrial, Multifamily & Senior Living Land



AVAILABLE

5.716 Acres

PRICE

Call Broker

ZONING

Meadows PD COI Area

ABOUT THE PROPERTY

- 5.716 acres adjacent to Castle Rock Middle and High School, Arapahoe Community College, and AdventHealth Castle Rock.
- Perfect corporate campus location in the heart of the Meadows.
- Land features incredible views and backs up to scenic creek with trail system.
- Walkable to Town Center with numerous retail amenities.
- The COI (Commercial, Office, Industrial) planning area of the Meadows provides for some of the most permissive zoning, allowing for a variety of uses. ([CLICK HERE](#))

THE ARBORS

Meadows Drive | Castle Rock, CO 80109

LOT BREAK DOWN

Commercial, Industrial, Multifamily & Senior Living Land



AVAILABLE

Lot 3A
6.333 Acres | Call Broker for Pricing

Lot 3D
6 Acres | Call Broker for Pricing

Lot 1
1.991 Acres | Call Broker for Pricing

Lot 3-1
3.28 Acres | Call Broker for Pricing

Lot 3-2
0.79 Acres | Call Broker for Pricing

Lot 3-3
2.38 Acres | Call Broker for Pricing

ABOUT THE PROPERTY

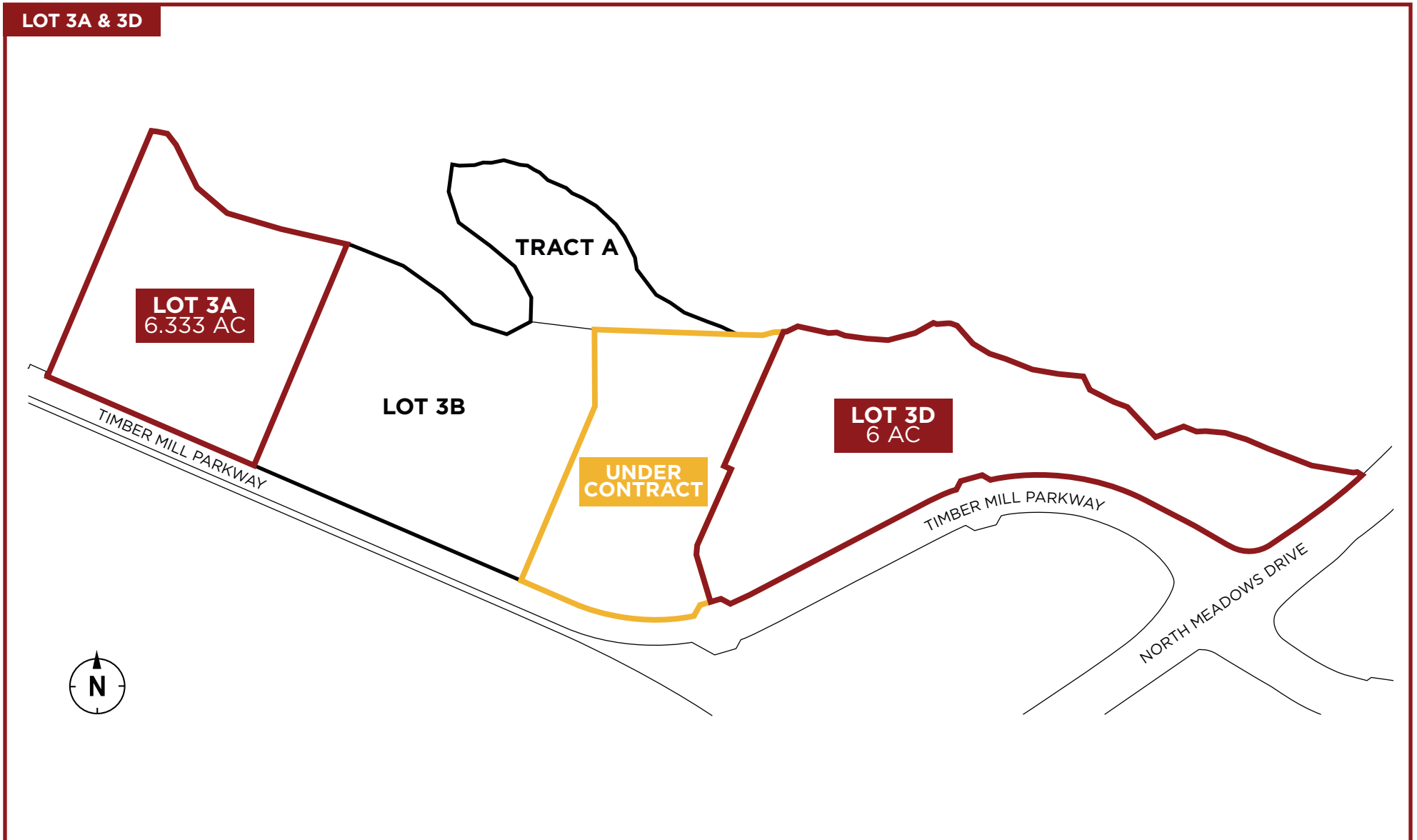
- Castle Rock's next major retail intersection. Pad sites and anchor locations available for sale and ground lease.
- The COI (Commercial, Office, Industrial) planning area of the Meadows provides for some of the most permissive zoning, allowing for a variety of uses: zoned for light and medium industrial, office, commercial, senior multifamily. ([CLICK HERE](#))
- Lot 3A is largest industrial zoned acreage allowing for outdoor storage in Castle Rock.
- Lot is rough-graded with all regional access and drainage in place. Wet and dry utilities have been installed within the public right-of-way.

THE ARBORS

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SITE PLAN

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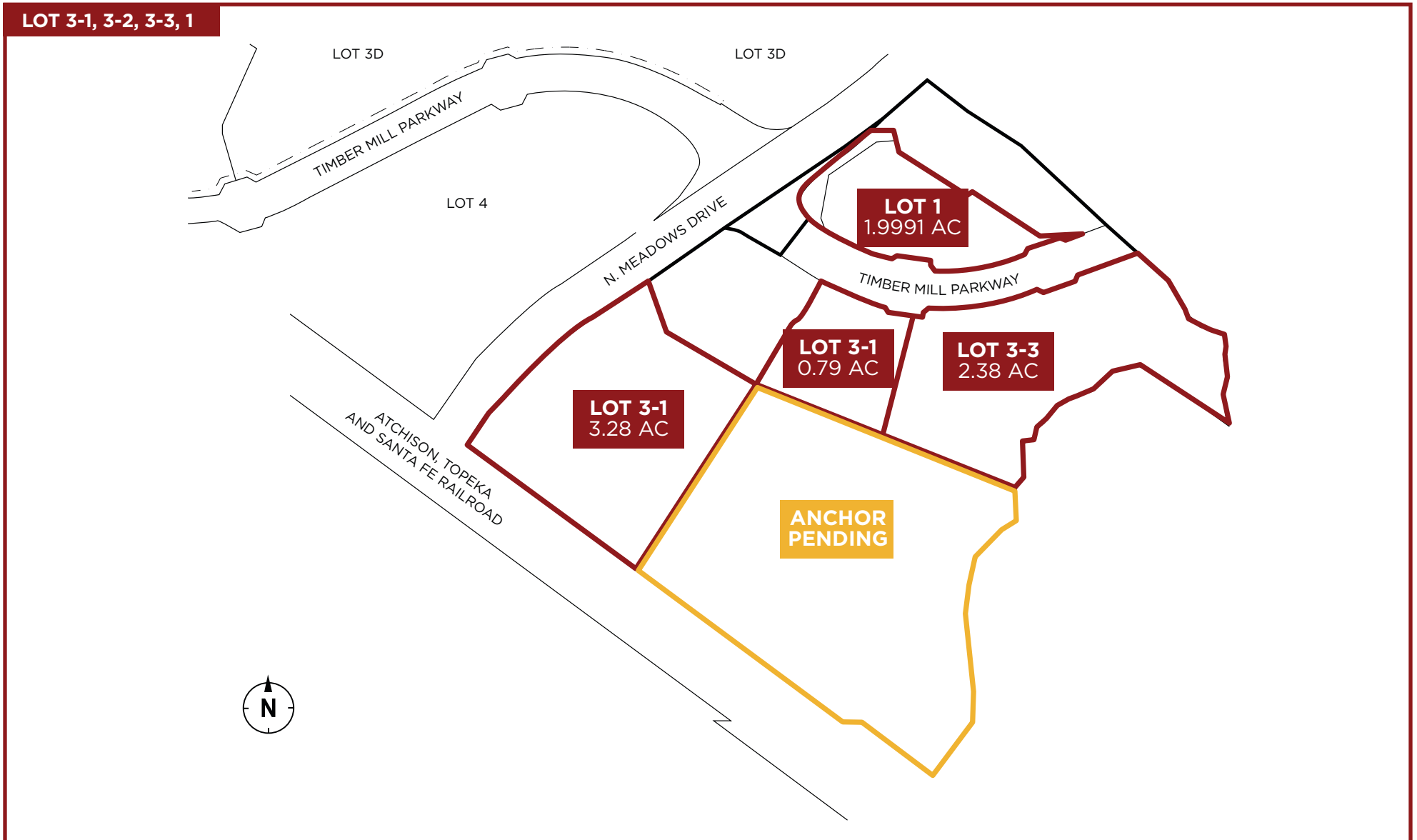


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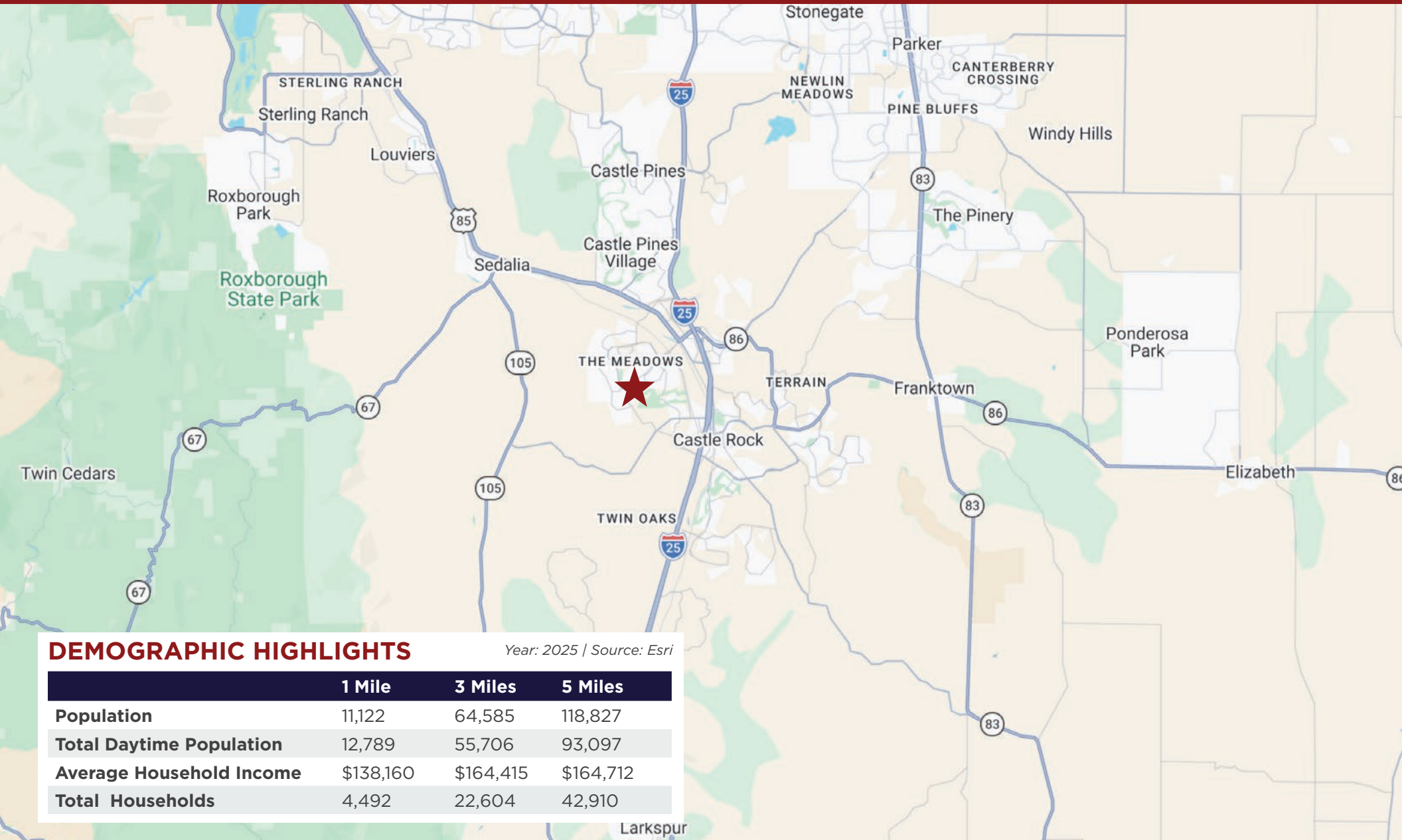


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DEMOGRAPHIC MAP

Commercial, Industrial, Multifamily & Senior Living Land



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