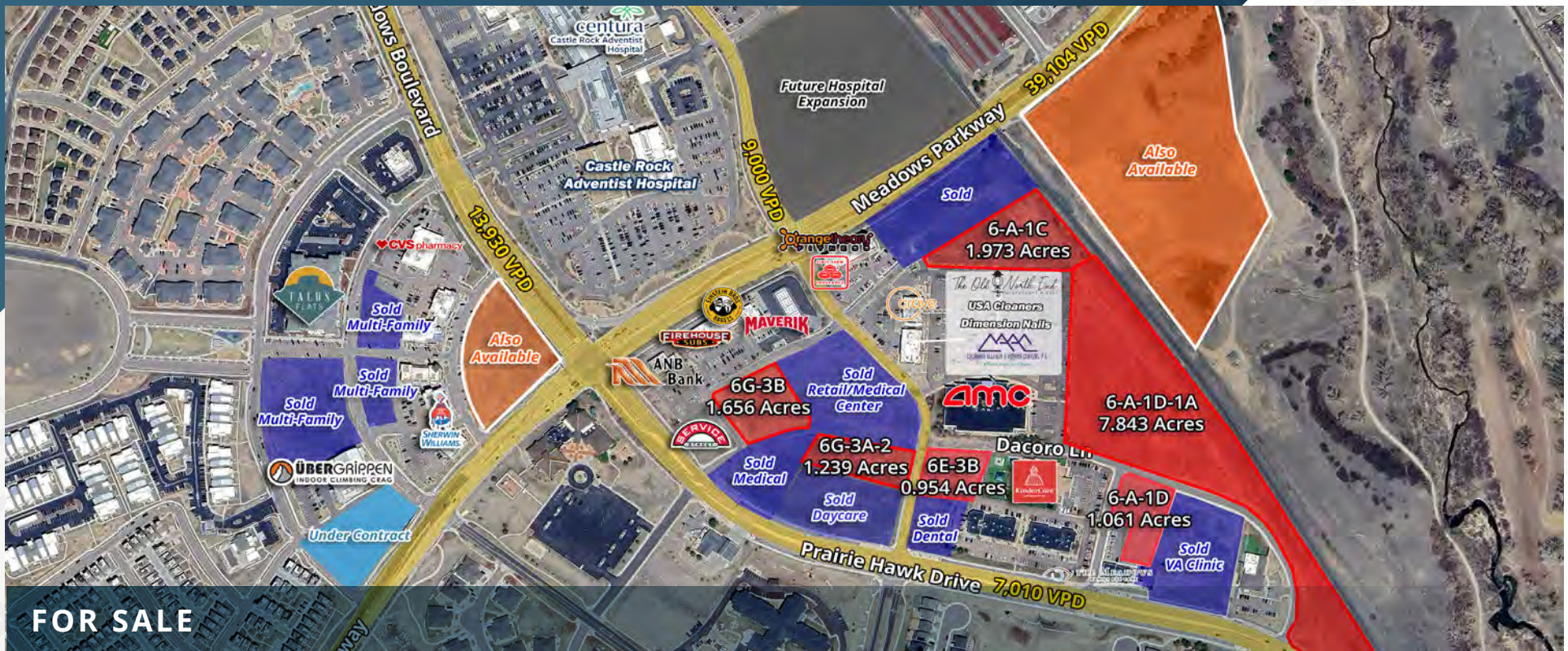


# Meadows - Limelight Center

Commercial Land Opportunities | Castle Rock, CO 80109



**FOR SALE**

## LOT 6-A-1C

1.973 Acres  
\$1,632,933.72 (\$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 6E-3B

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

## 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 THE PROPERTY

- 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\_ [\(CLICK HERE\)](#)

## CITY/COUNTY

Castle Rock/Douglas

## ZONING

Meadows PD – COI Area

## 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

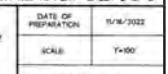
Year: 2023 | Source: Esri

## CONTACT

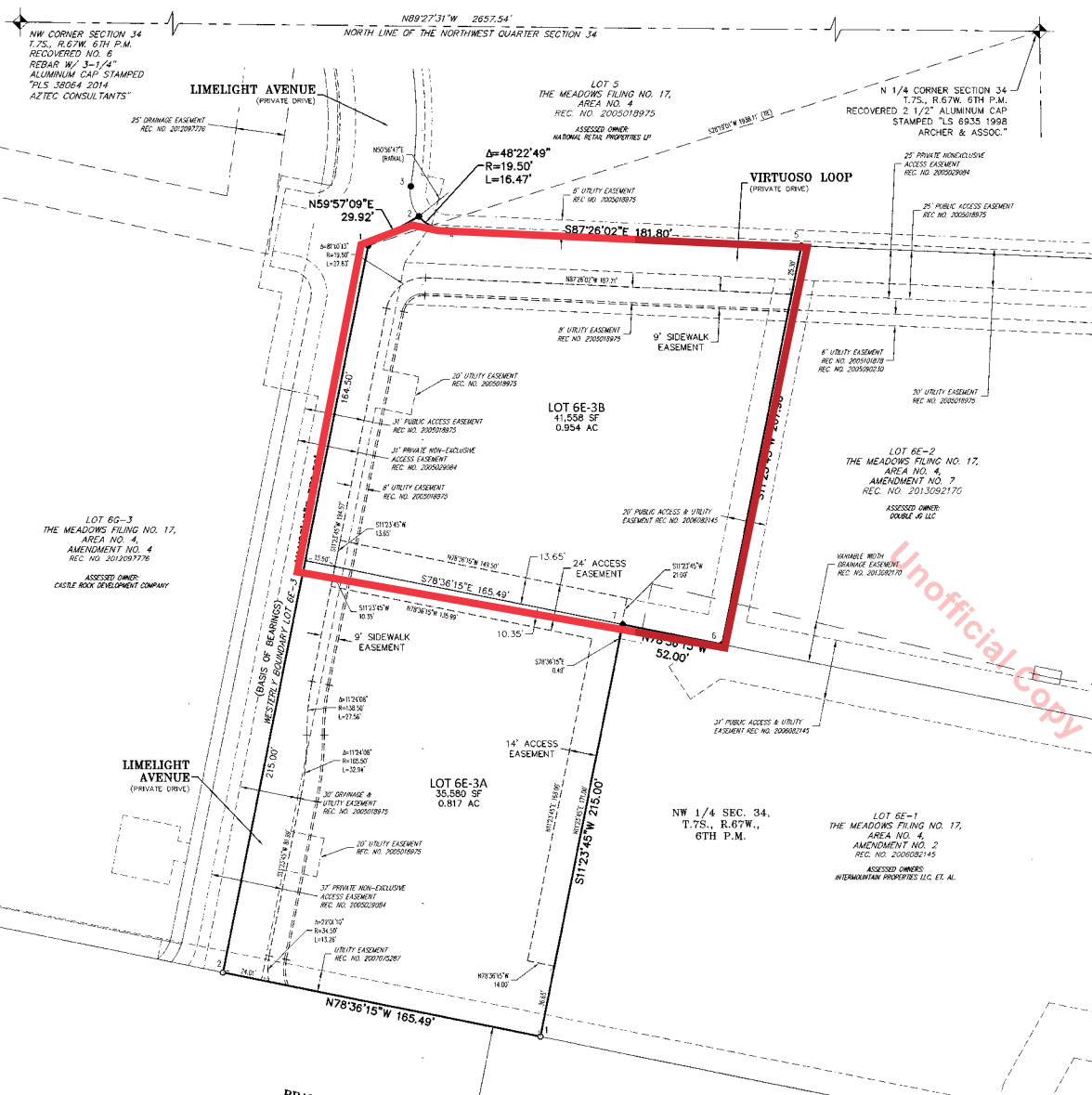
Patrick McGlinchey | 210.303.3149 | [patrick.mcglinchey@srsre.com](mailto:patrick.mcglinchey@srsre.com)

Justin Gregory | 303.803.7170 | [justin.gregory@srsre.com](mailto:justin.gregory@srsre.com)

## Commercial Land Opportunities | Castle Rock, CO 80109



## LOT 6E-3B



## THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 13 PLAT

A REPLAT OF LOT 6E-3, THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 7  
LOCATED WITHIN SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO

Sheet 2 of 2

### MONUMENT SYMBOL LEGEND

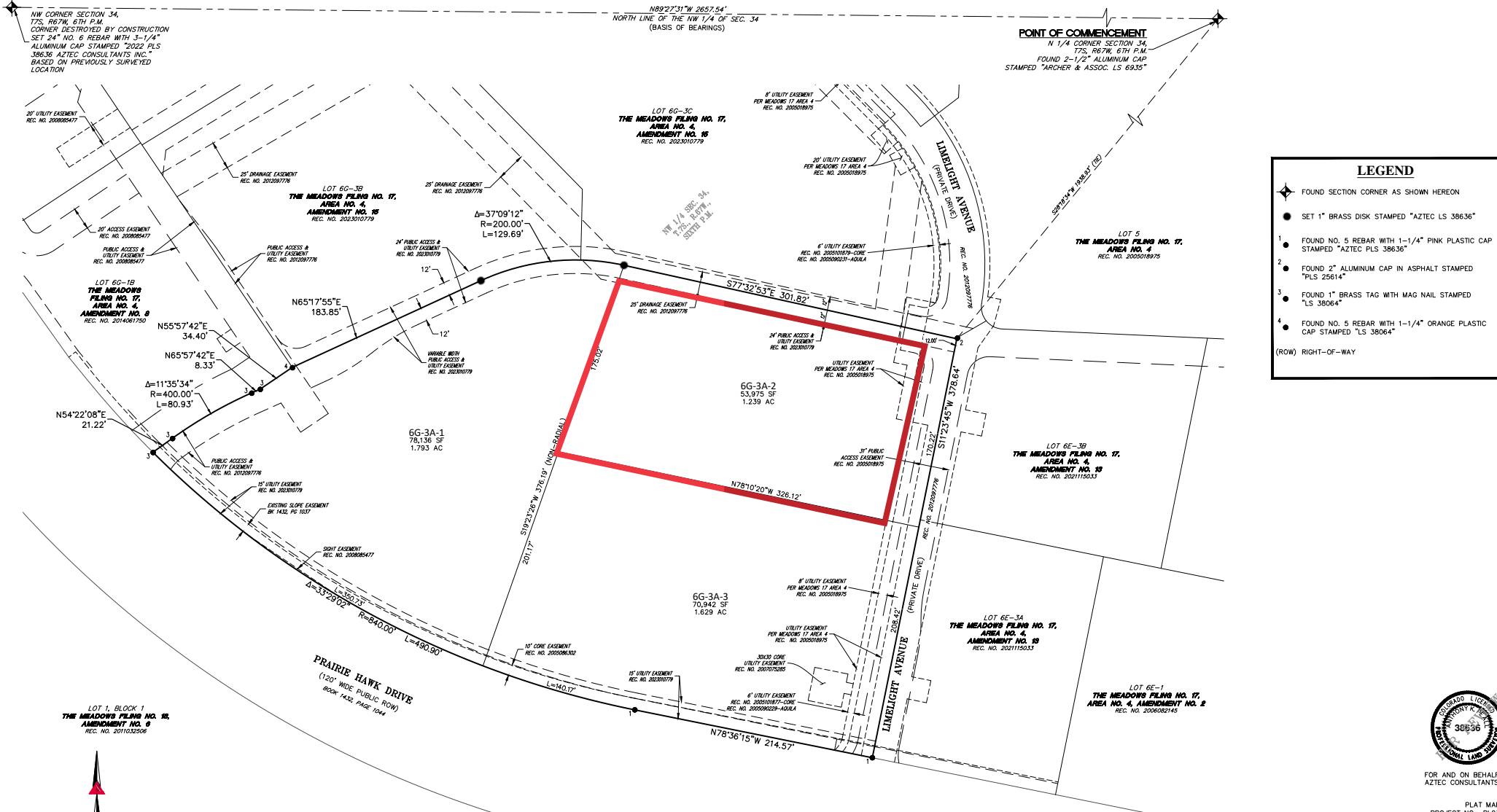
1. SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC PLS 38636"
2. SET 1" BRASS DISK STAMPED "AZTEC LS 38636"
3. FOUND 2" ALUMINUM CAP IN ASPHALT STAMPED "TRUE POSITION PLS 25614"
4. FOUND NO. 5 REBAR - NO CAP
5. FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "CLSI 32439"
6. FOUND NAIL IN CURB
7. FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "AZTEC PLS 38064"
8. FOUND 1" BRASS TAG STAMPED "AZTEC PLS 38064"
9. FOUND NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "KSDG PLS 27926"



## LOT 6G-3A-2

### THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 17

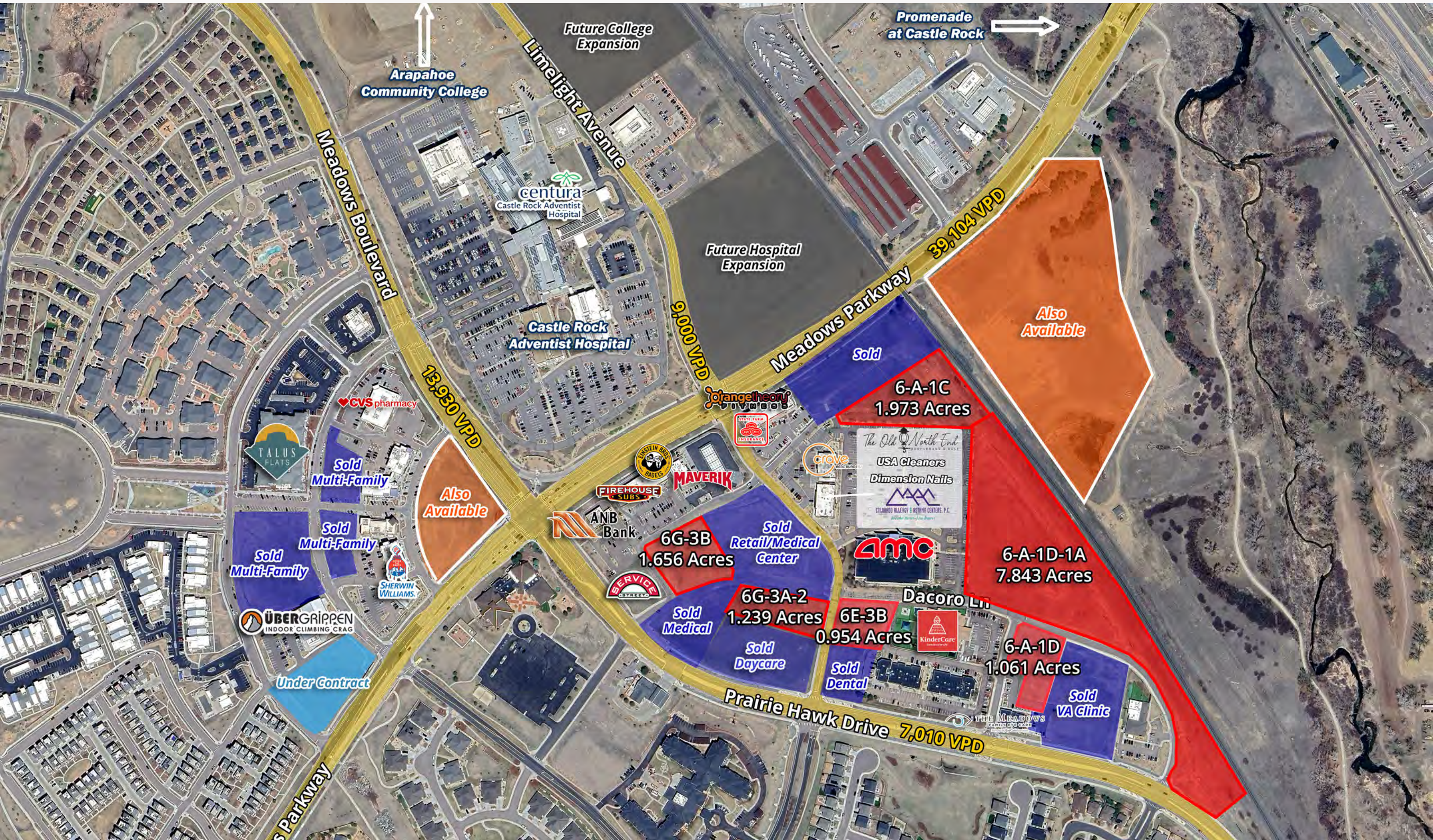
A REPLAT OF LOT 6G-3A OF THE MEADOWS FILING NO. 17, AREA NO. 4, AMENDMENT NO. 15  
SITUATED IN THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.  
4.661 ACRES - PL23-0015



FOR AND ON BEHALF OF  
AZTEC CONSULTANTS, INC.  
PLAT MAP DETAIL  
PROJECT NO. 21-01-001

# Meadows - Limelight Center

Castle Rock, CO



# Meadows - Limelight Center

Commercial Land Opportunities | Castle Rock, CO 80109



## DEMOGRAPHIC HIGHLIGHTS

### Population

	1 Mile	3 Miles	5 Miles
2023 Estimated Population	7,745	49,305	86,378
2028 Projected Population	8,379	51,939	92,925
Projected Annual Growth 2023 to 2028	1.59%	1.05%	1.47%

### Daytime Population

2023 Daytime Population	8,674	50,423	74,579
Workers	4,701	24,987	32,179
Residents	3,973	25,436	42,400

### Income

2023 Est. Average Household Income	\$161,145	\$161,796	\$175,398
2023 Est. Median Household Income	\$129,815	\$119,326	\$127,794

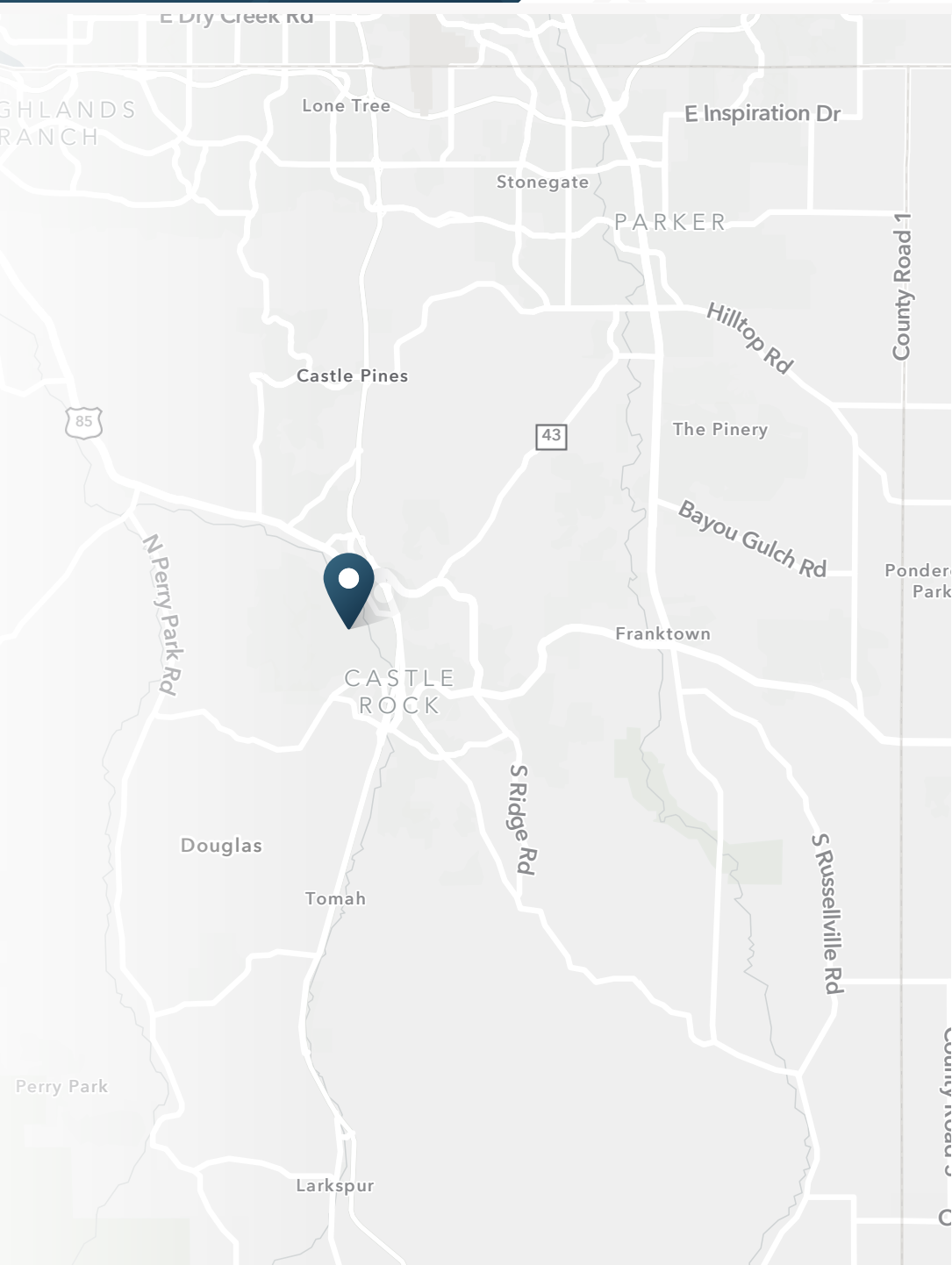
### Households & Growth

2023 Estimated Households	2,755	17,645	30,640
2028 Projected Households	3,014	18,864	33,301
Projected Annual Growth 2023 to 2028	1.81%	1.35%	1.68%

### Race & Ethnicity

2023 Est. White	81%	82%	83%
2023 Est. Black or African American	2%	1%	1%
2023 Est. Asian or Pacific Islander	3%	2%	2%
2023 Est. American Indian or Native Alaskan	1%	1%	1%
2023 Est. Other Races	2%	3%	3%
2023 Est. Hispanic	12%	12%	11%

SOURCE





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