

# Meadows North

Commercial and Residential Land Opportunities



**FOR SALE OR GROUND LEASE**

## AVAILABLE

0.5 - 24 Acres

## PRICE

Contact Brokers

## ZONING

Meadows PD, C-O-I Area

## CITY/COUNTY

Castle Rock/Douglas

## ABOUT THE PROPERTY

- Largest remaining land acreage available in north Castle Rock.
- 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](#)).
- North Meadows Drive is rapidly growing as the commute of choice (over Meadows Parkway) for Denver commuters as it provides immediate access to Santa Fe/Highway 85, as well as just one signalized intersection to I-25 (versus Meadows Parkway's five signals)
- Available for commercial retail pad sites as small as a half-acre, or available in bulk
- Accessed via two full-movement intersection on Timbermill Parkway

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	9,758	47,946	157,115
Daytime Population	3,352	17,318	59,706
Avg. Household Income	\$101,717	\$98,302	\$88,773
Estimated Households	6,778	54,811	149,305

Year: 2024 | Source: Esri

## TRAFFIC COUNTS

N Meadows Drive

Year: 2024 | Source: Esri

14,853 VPD



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Imagery © 2021 Google

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## DEMOGRAPHIC HIGHLIGHTS

### 1 MILE

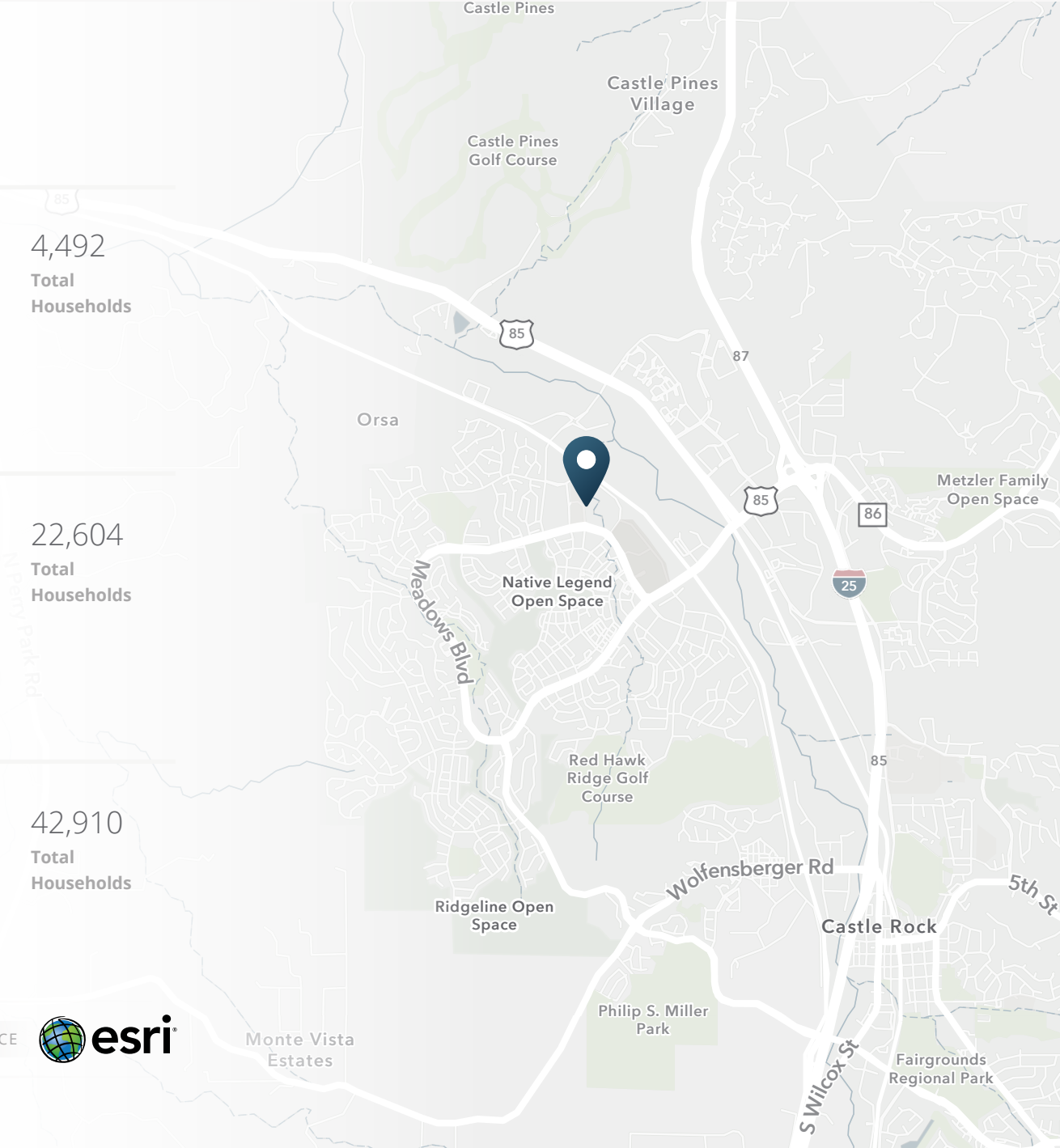
11,122 Population	12,789 Total Daytime Population	\$138,160 Average Household Income	4,492 Total Households
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### 3 MILES

64,585 Population	55,706 Total Daytime Population	\$164,415 Average Household Income	22,604 Total Households
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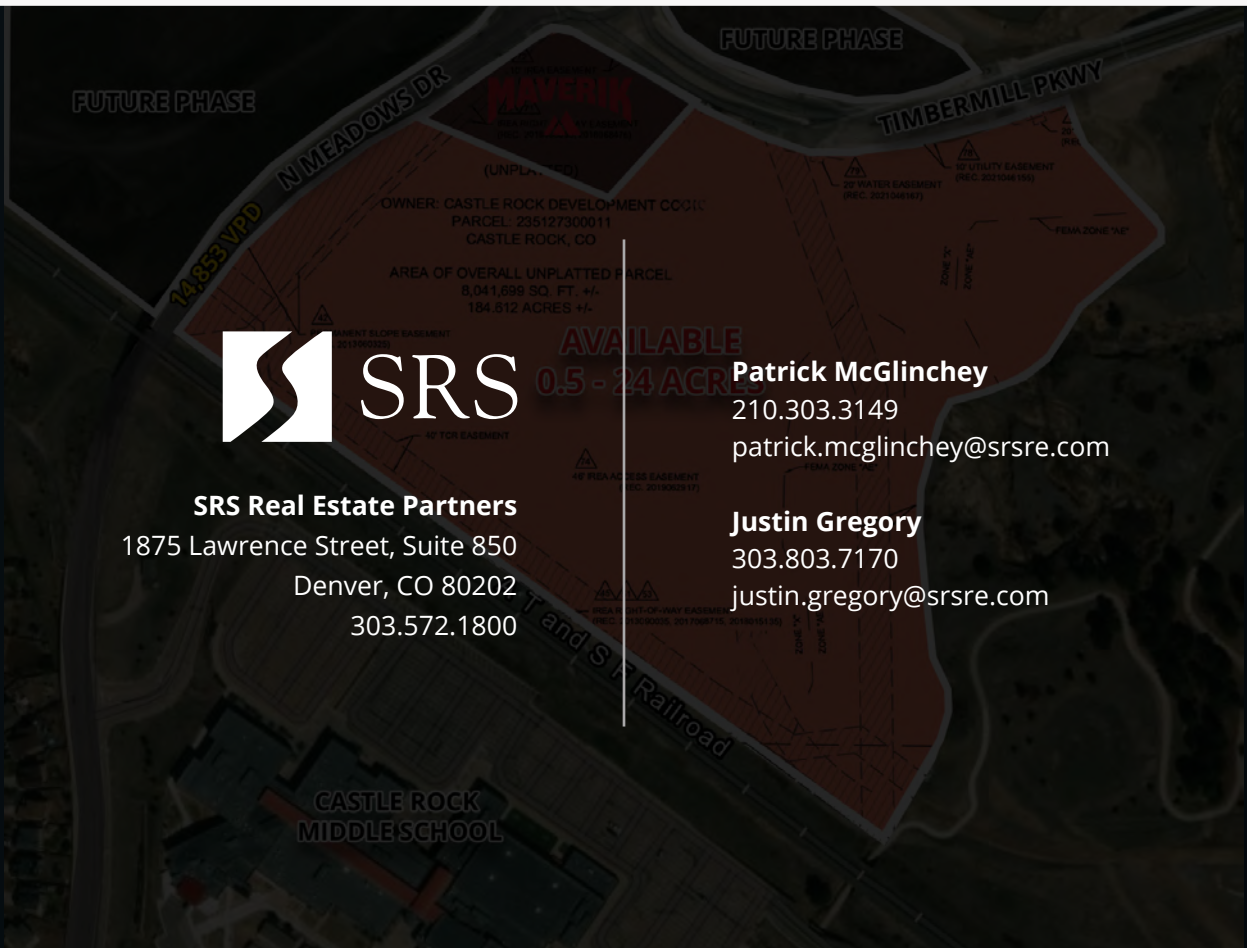
### 5 MILES

118,827 Population	93,097 Total Daytime Population	\$164,712 Average Household Income	42,910 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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