

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Introducing a prime investment opportunity at 1044 North Bader Court and the surrounding land parcels in the desirable Castle Rock area. This property offers an ideal location for a prospective Land investors seeking a strategic acquisition in a growing market. With its convenient location and strong potential for future development, this property presents a rare opportunity for land within Castle Rock.

PROPERTY HIGHLIGHTS

- Prime location in the desirable Castle Rock area
- Ideal for strategic residential land acquisition
- Proximity to key amenities and transportation
- Attractive investment for Land and Residential Developers

OFFERING SUMMARY

Sale Price:	\$1,900,000
Lot Size:	7.73 Acres
Number of Lots:	9

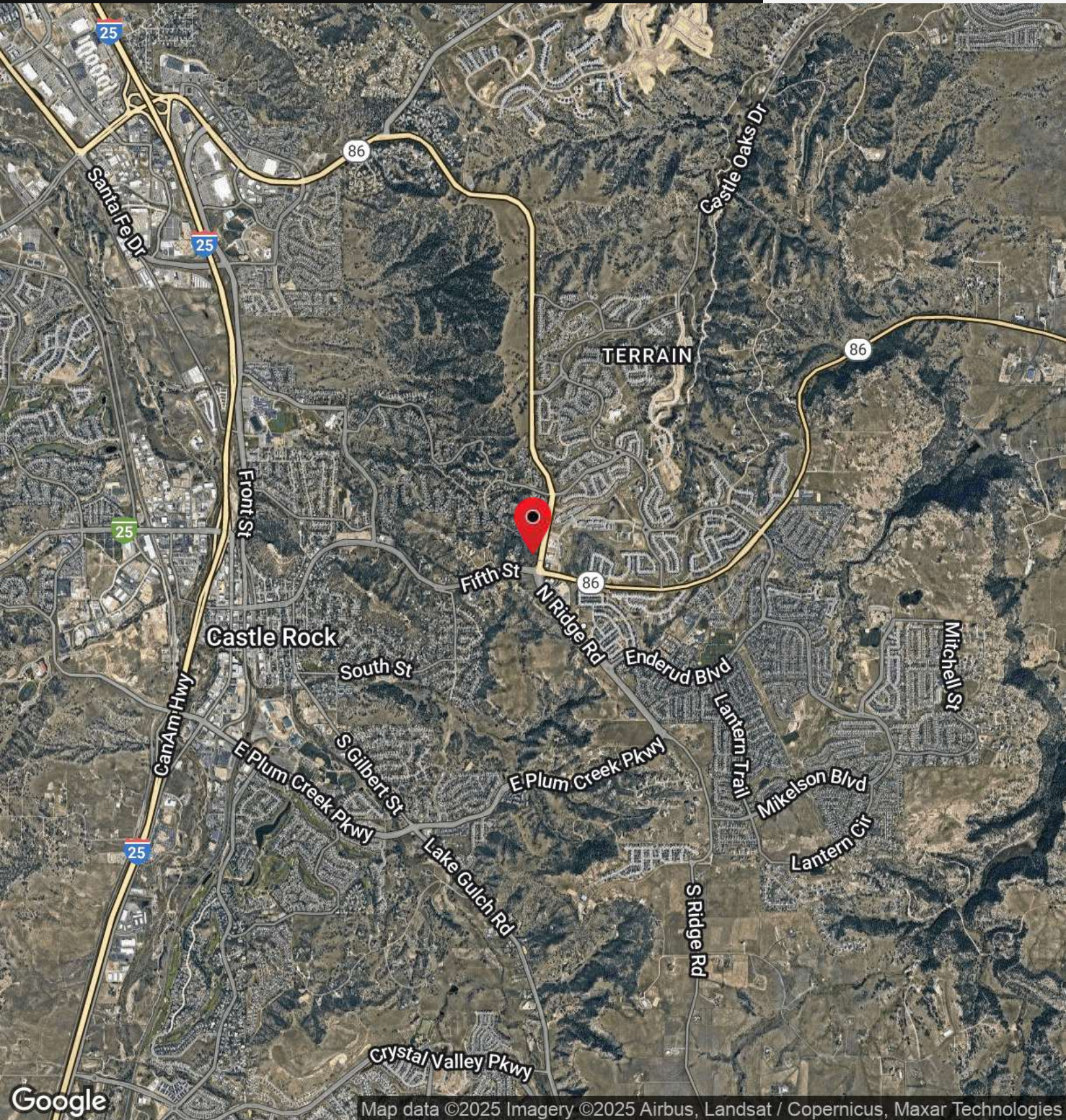
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	61	390	2,498
Total Population	187	1,167	7,623
Average HH Income	\$166,866	\$158,678	\$160,523

1044 NORTH BADER COURT

CASTLE ROCK, CO 80104



LOCATION MAP



Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

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CASTLE ROCK, CO 80104



ADDITIONAL PHOTOS



BRANDON BELK 303.501.7959 BRANDON@HIERANDCOMPANY.COM

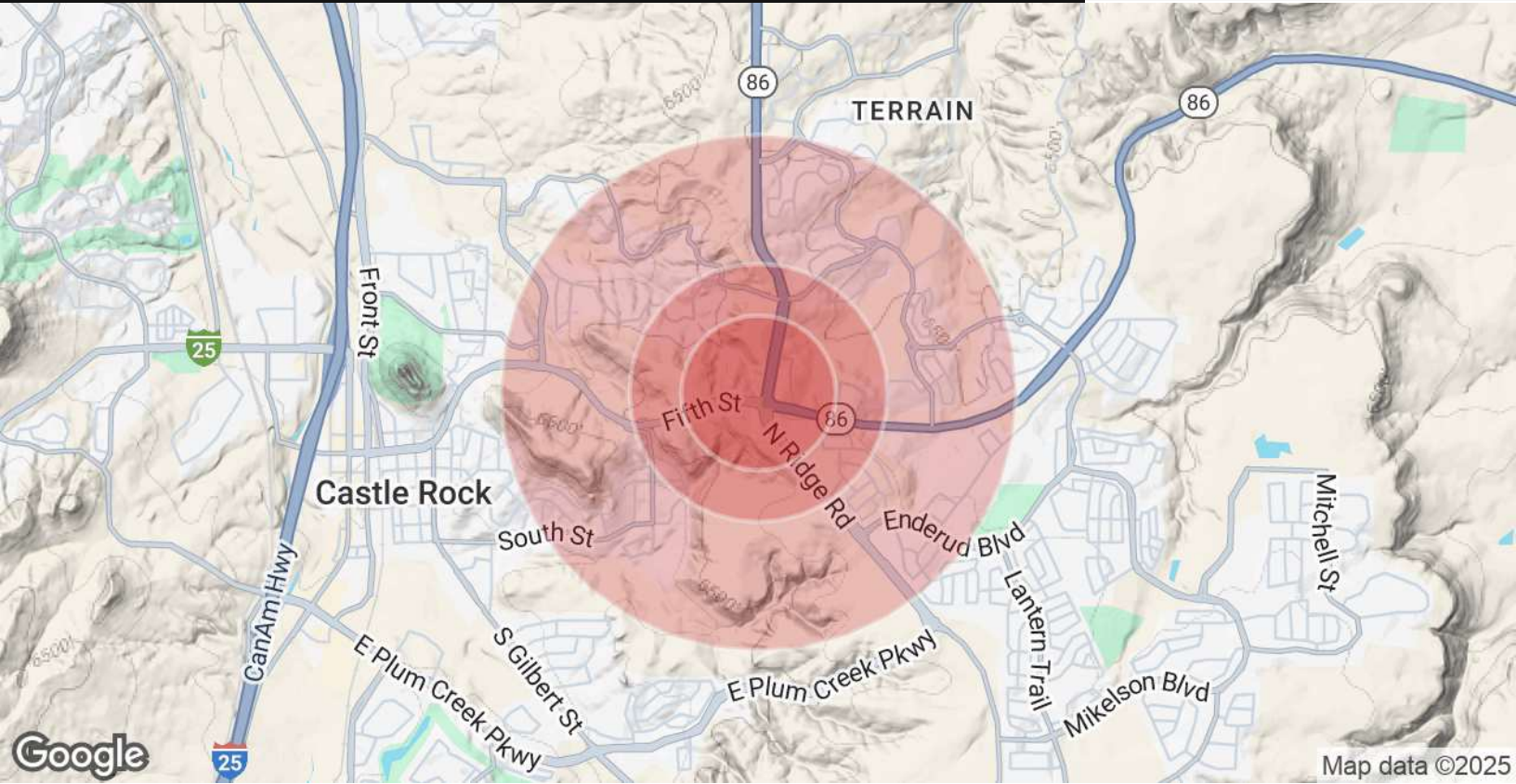
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	187	1,167	7,623
Average Age	35	36	36
Average Age (Male)	35	36	35
Average Age (Female)	36	37	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	61	390	2,498
# of Persons per HH	3.1	3	3.1
Average HH Income	\$166,866	\$158,678	\$160,523
Average House Value	\$764,767	\$740,860	\$681,299

Demographics data derived from AlphaMap