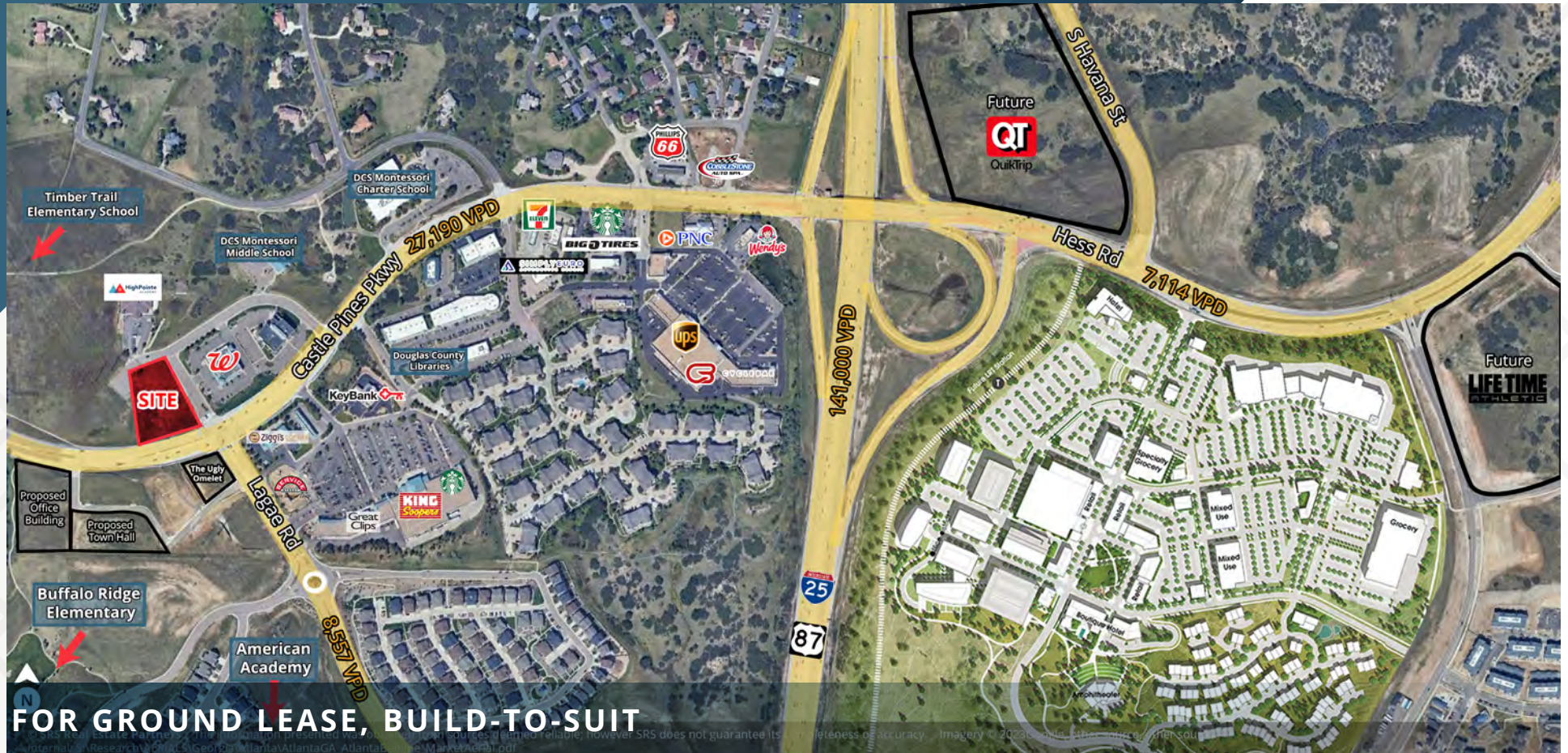


Castle Pines and Lagae Land

7369 Lagae Rd | Castle Pines, CO 80108



FOR GROUND LEASE, BUILD-TO-SUIT

AVAILABLE

0.5 - 1.85 Acres (Will Subdivide)

LEASE RATE

Call Broker

ZONING

Castle Pines Business
([Click Here](#))

CITY/COUNTY

Castle Pines/Douglas

ABOUT THE PROPERTY

- Hard corner available for ground lease or build-to-suit only.
- Last remaining signalized intersection hard corner lot on Castle Pines Parkway.
- Intersection provides main access point to the King Soopers center, new Timberline neighborhood to the south, and the bulk of Castle Pines residential to the west.
- Lot is centered between all four schools in Castle Pines (Timber Trail Elementary, Buffalo Ridge Elementary, DCS Montessori, American Academy).

TRAFFIC COUNTS

Lagae Rd 8,557 VPD
Castle Pines Parkway 27,190 VPD

DEMOGRAPHICS

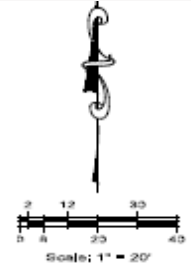
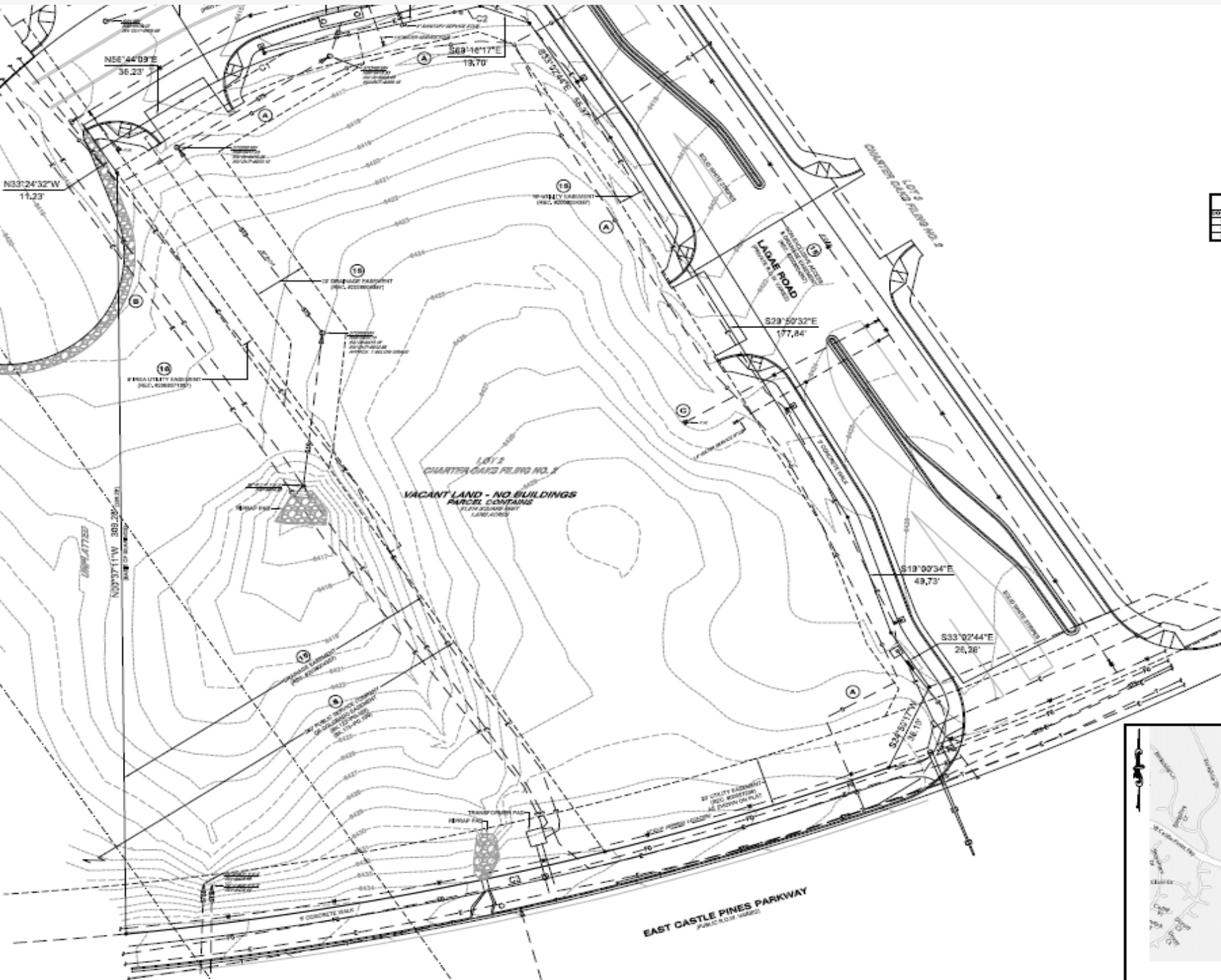
	1 Mile	3 Miles	5 Miles
Population	6,033	20,428	81,976
Daytime Population	4,398	15,371	73,944
Avg. Household Income	\$237,442	\$254,422	\$204,299
Estimated Households	2,093	7,194	29,056

Year: 2024 | Source: Esri

CONTACT

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Justin Gregory | 303.803.7170 | justin.gregory@srsre.com



CURVE DATA TABLE					
Curve	Bearing	Radius	Chord	Delta	Length
C1	S28°50'32\"/>				

NOTE:
ALL DIMENSIONS SHOWN HEREON SHALL BE
CONSIDERED UNLESS OTHERWISE ALL DIMENSIONS
IN PARENTHESES ARE FOR THE RECEIVED GRID
AND/OR LOCAL DEPARTMENT TECH PROVIDED.

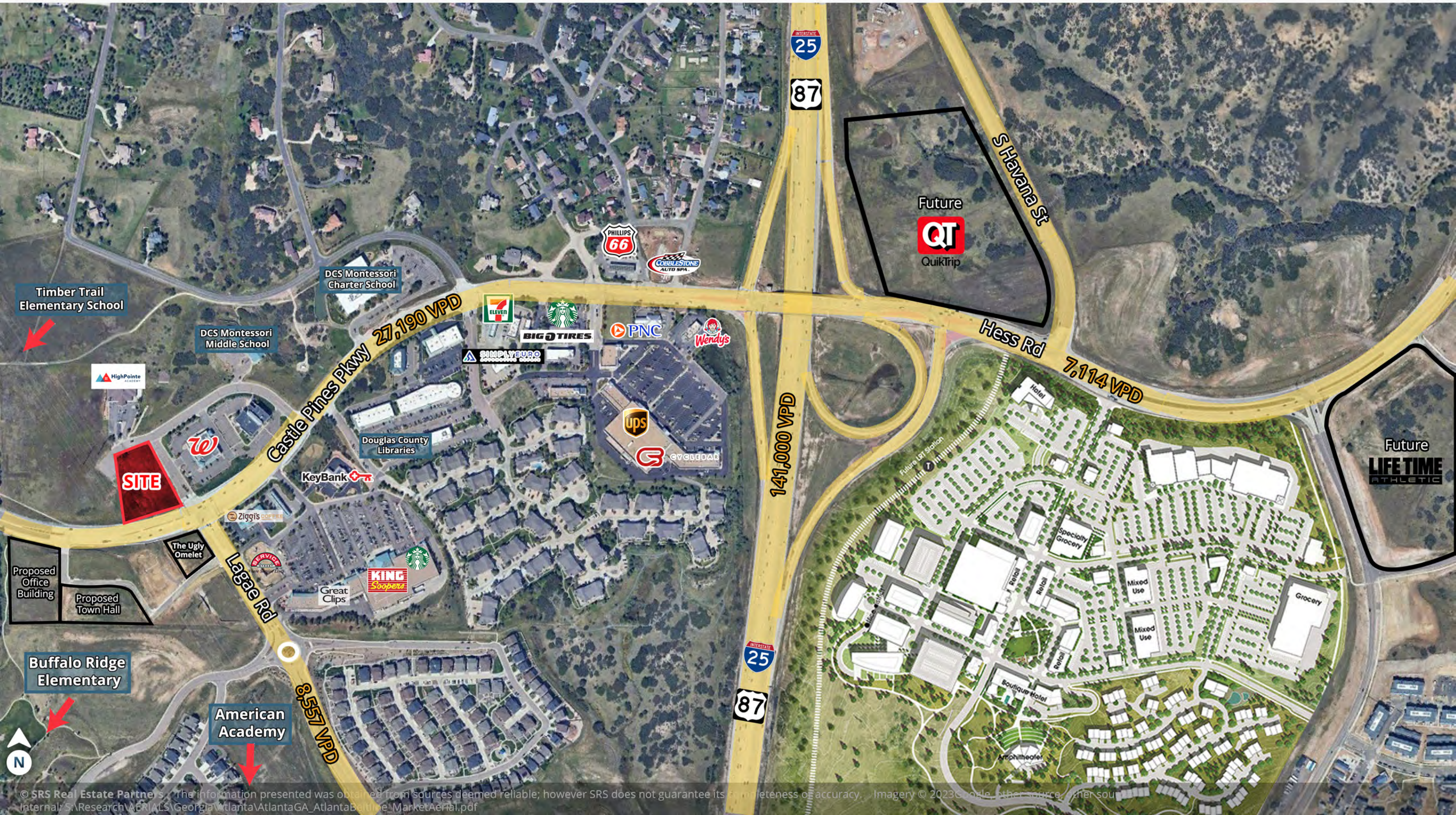
LEGEND	
	ELECTRICAL LINE
	FIBER OPTIC LINE
	GAS LINE
	SANITARY SEWER LINE
	STORM SEWER LINE
	TELEPHONE LINE
	WATER LINE
	CONTOUR LINE
	ELECTRICAL BOX
	GLOVEBOX METER
	FIRE HYDRANT
	LIGHT POLE
	MANHOLE
	IRON
	TRAFFIC LIGHT
	TELEPHONE PEDESTAL
	WATER VALVE
	FOUND OR YELLOW PLATE CAP, UTILITY MARK, OR OTHER NOTED OTHERWISE



VICINITY MAP
SCALE: 1" = 400'

Zoomed Trade Aerial

Castle Pines, CO





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however SRS Real Estate Partners does not guarantee its completeness or accuracy.