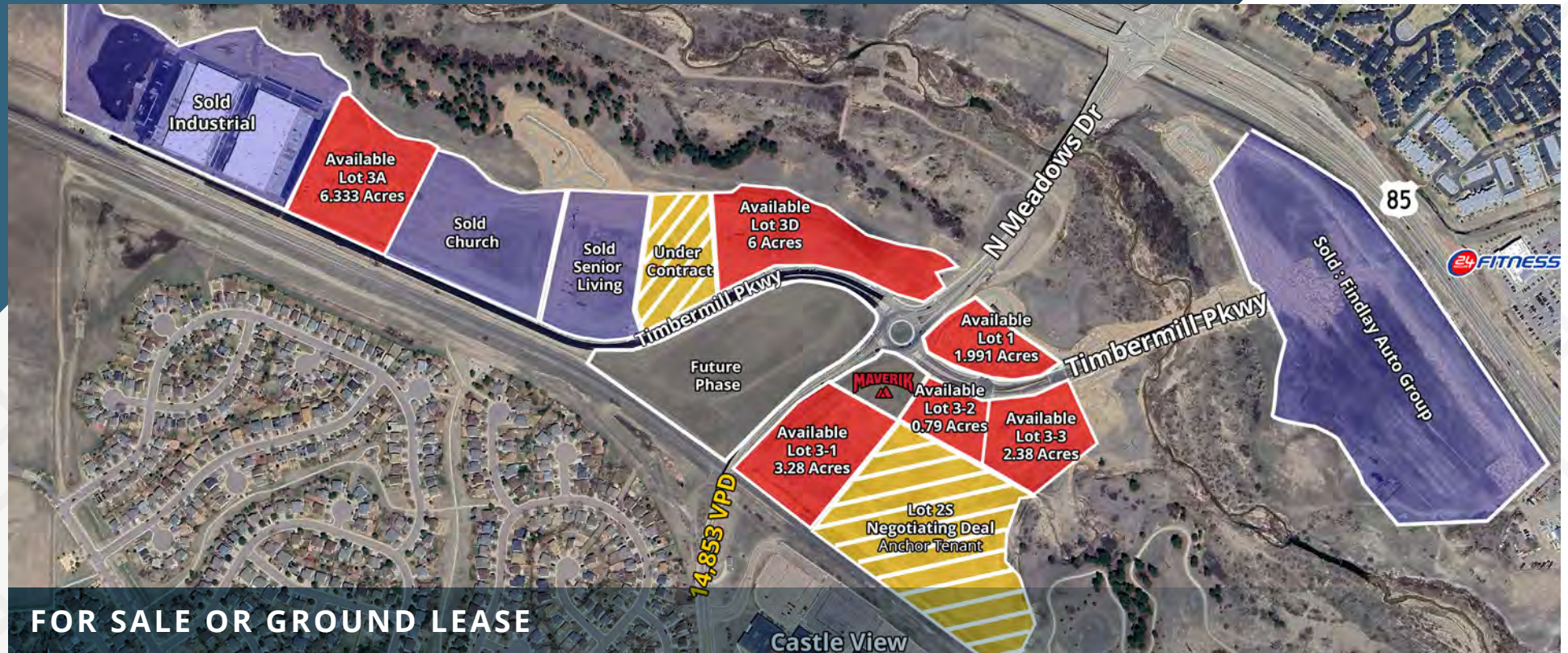


# Meadows - The Arbors

Commercial, Industrial, Land & Senior Living Opportunities



## 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

## ZONING

Meadows PD, C-O-I Area

## TOWN/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: zoned for light and medium industrial, office, commercial, senior multifamily
- 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.

## CONTACT

Patrick McGlinchey | 210.303.3149 | patrick.mcglinchey@srsre.com

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

## ABOUT LOT 3A

- 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.

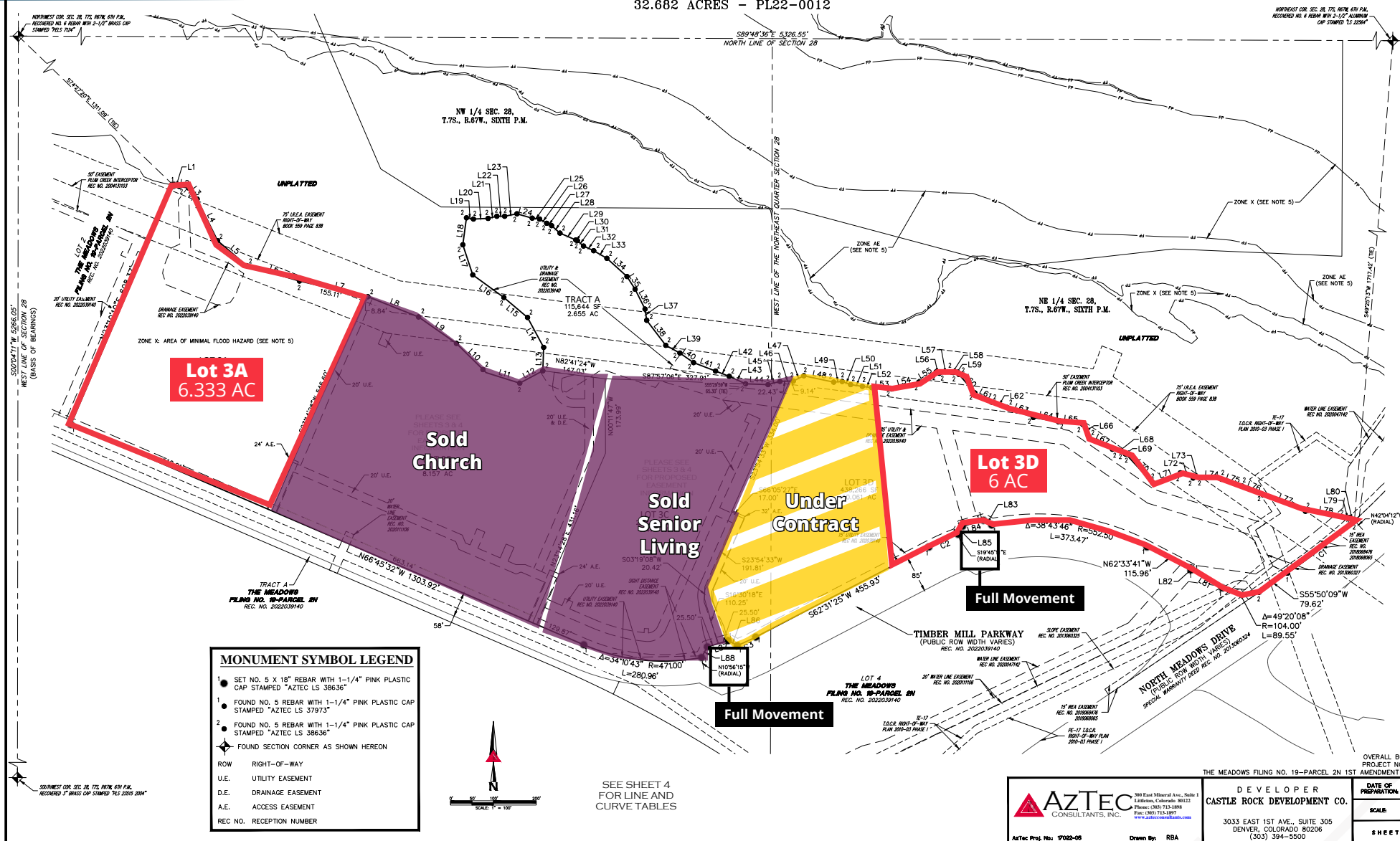
## ABOUT LOT 2S - NEGOTIATING DEAL

- Largest industrial zoned acreage allowing for outdoor storage in Castle Rock.
- Lot is rough-graded with all regional access and primary drainage in place. Wet and dry utilities have been installed within the public right-of-way.
- Maverik has closed on the property

THE MEADOWS FILING NO. 19-PARCEL 2N, AMENDMENT NO. 1

A REPLAT OF LOT 3, THE MEADOWS FILING NO. 19-PARCEL 2N  
LOCATED IN THE NORTH HALF OF SECTION 28,  
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO.  
32.682 ACRES - PL22-0012

## LOT 3A & 3D





# Meadows - The Arbors

Commercial, Industrial, Land & Senior Living Opportunities

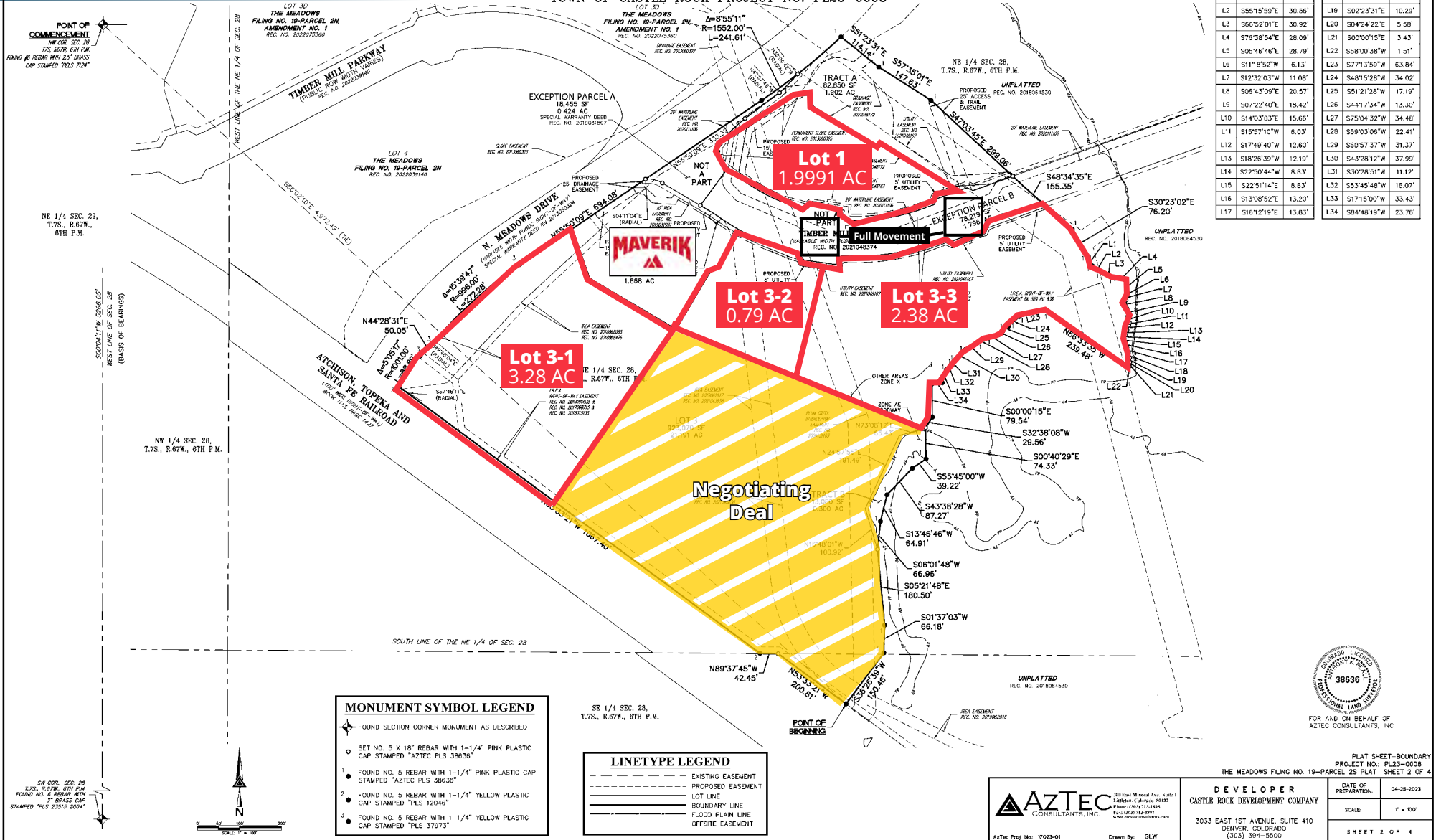


Ref # 2024012125, Pages: 2 of 4

LOT 3-1, 3-2, 3-3, 1

## THE MEADOWS FILING NO. 19-PARCEL 2S

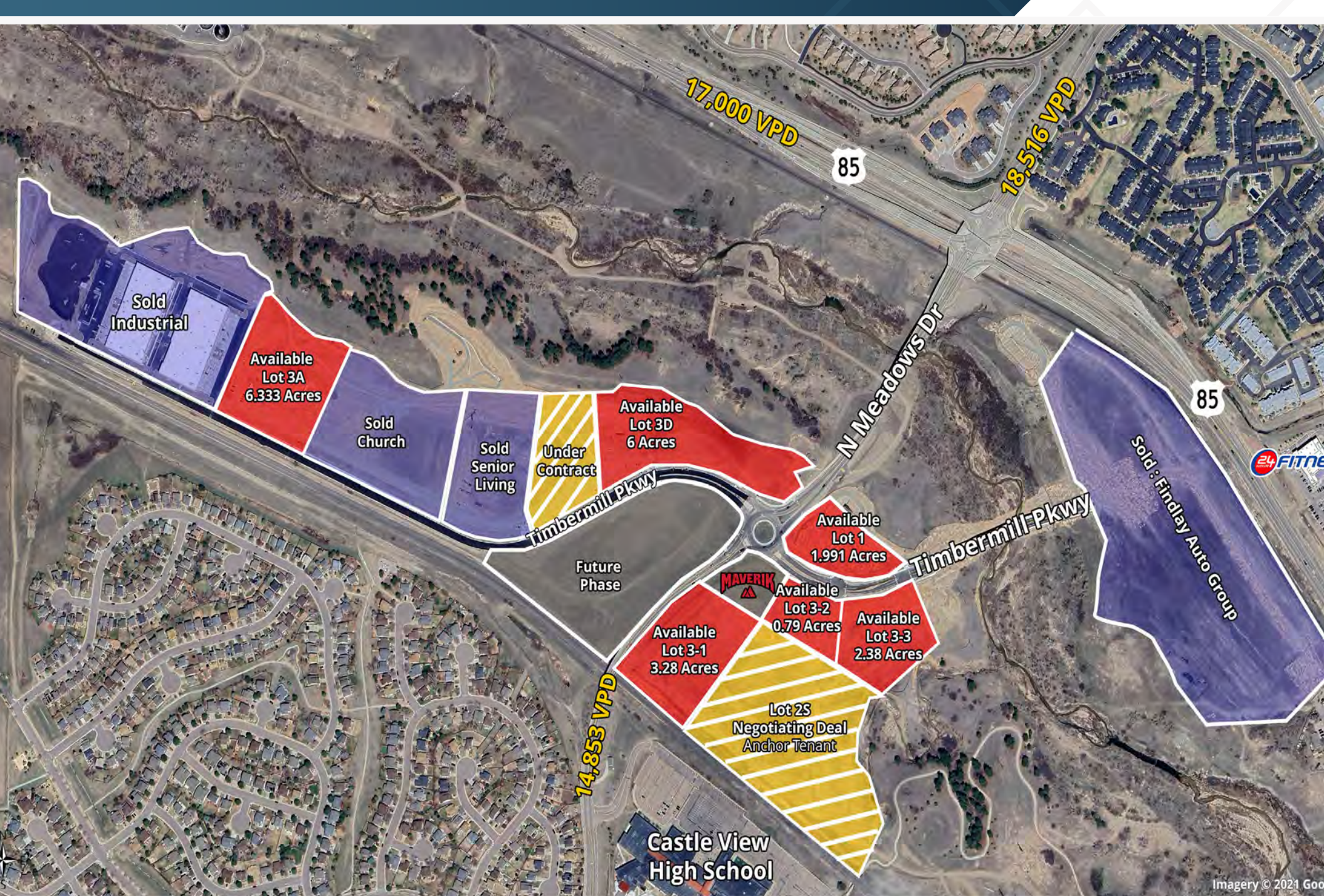
A PARCEL LOCATED IN THE EAST HALF OF SECTION 28,  
TOWNSHIP 7 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
COUNTY OF DOUGLAS, STATE OF COLORADO  
TOWN OF CASTLE ROCK PROJECT NO. PL23-0008





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Imagery © 2021 Google



# Meadows - The Arbors

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## DEMOGRAPHIC HIGHLIGHTS

### 1 MILE

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

### 3 MILES

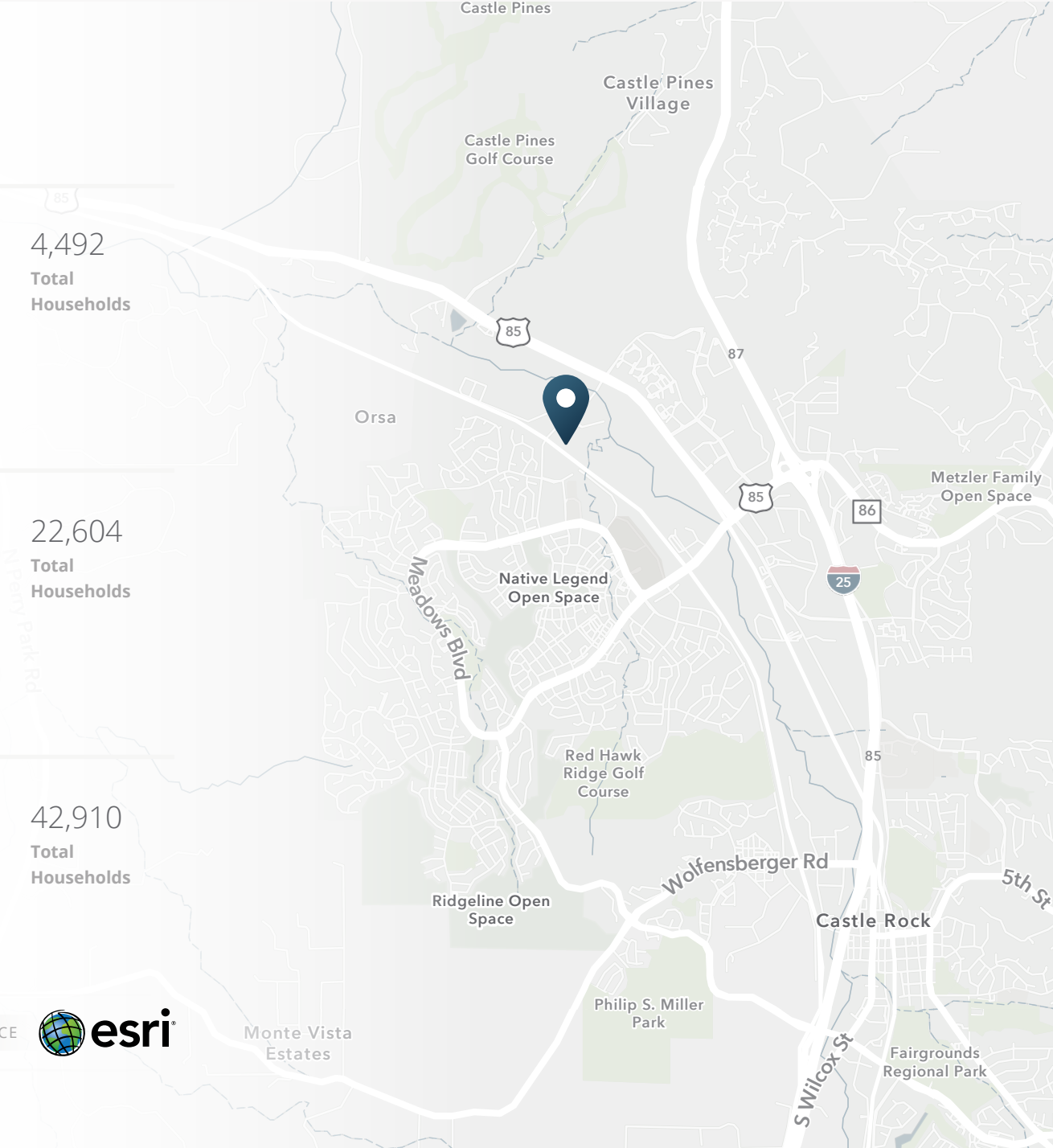
64,585	55,706	\$164,415	22,604
Population	Total Daytime Population	Average Household Income	Total Households

### 5 MILES

118,827	93,097	\$164,712	42,910
Population	Total Daytime Population	Average Household Income	Total Households

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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