

Meadows - Town Center

NEC Meadows Pkwy & Bilberry St | Castle Rock, CO 80109



LOT 1

2.349 Acres
\$2,558,061 (\$25/SF)

LOT 2A-3A | *Under Contract*

1.61 Acres (1.25 Acres buildable)
\$1,306,800 (\$24/SF on buildable)

ZONING

Meadows PD-Town Ctr Planning Area

CITY/COUNTY

Castle Rock/Douglas

ABOUT THE PROPERTY

- Lot 1: The last remaining hard corner lot at the Meadows. Trophy real estate primed for retail, commercial, or mixed-use development
- Located on the PM side of the road, this lot is perfect for a restaurant, brewery, or entertainment use
- Flexible commercial & retail zoning under the Meadows PD (Town Ctr PA) allows for a wide variety of uses
- [\(CLICK HERE\)](#)

CONTACT

Patrick McGlinchey | 210.303.3149 | patrick.mcglinchey@srsre.com
Justin Gregory | 303.803.7170 | justin.gregory@srsre.com

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	11,602	44,075	80,298
Daytime Population	9,001	46,138	72,418
Avg. Household Income	\$145,964	\$158,326	\$167,539
Estimated Households	4,103	15,785	28,543
Year: 2025 Source: Esri			

TRAFFIC COUNTS

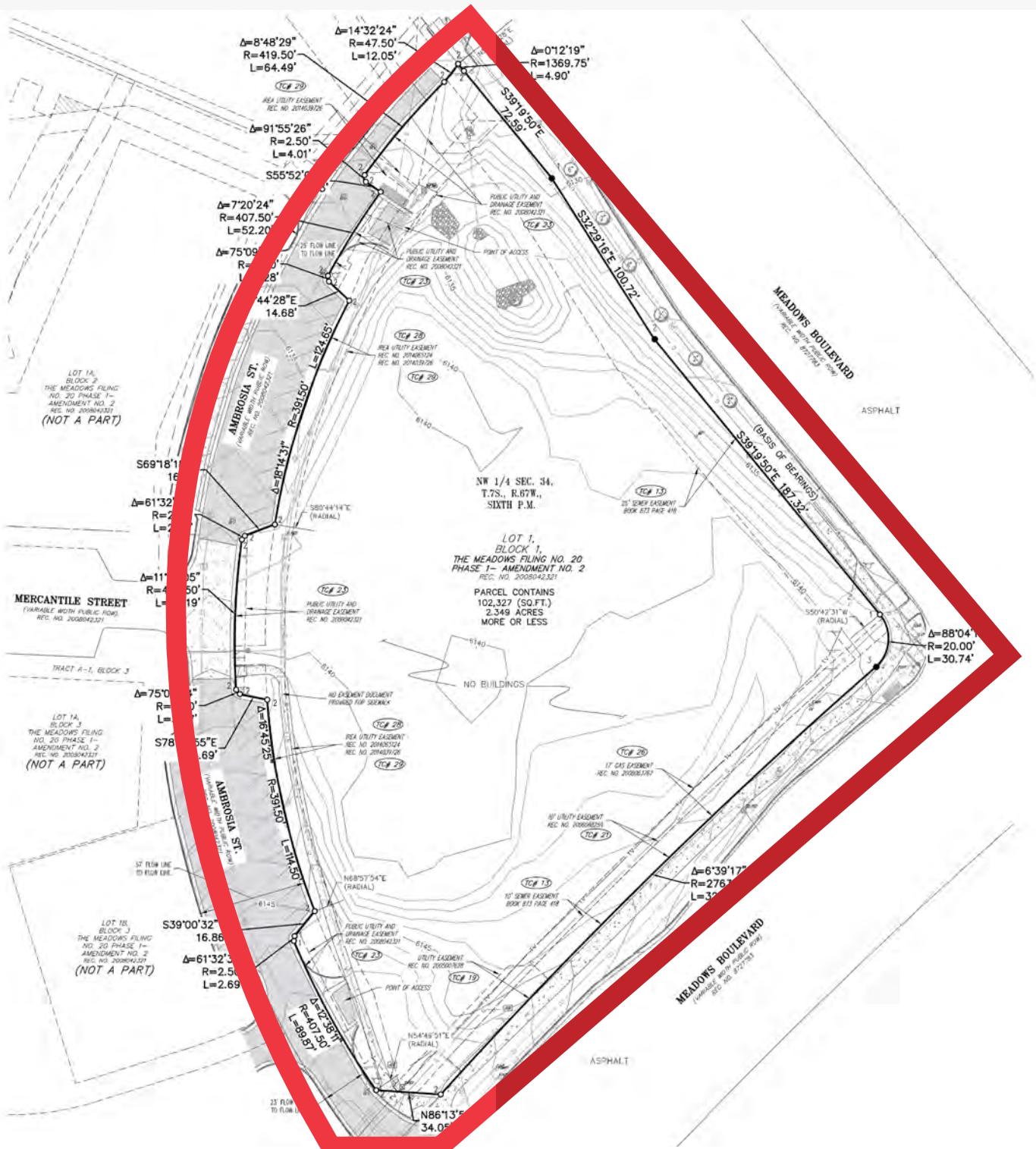
Meadows Pkwy	15,057 VPD
Meadows Blvd	30,341 VPD
Prairie Hawk Dr	8,010 VPD
Year: 2025 Source: Castle Rock	

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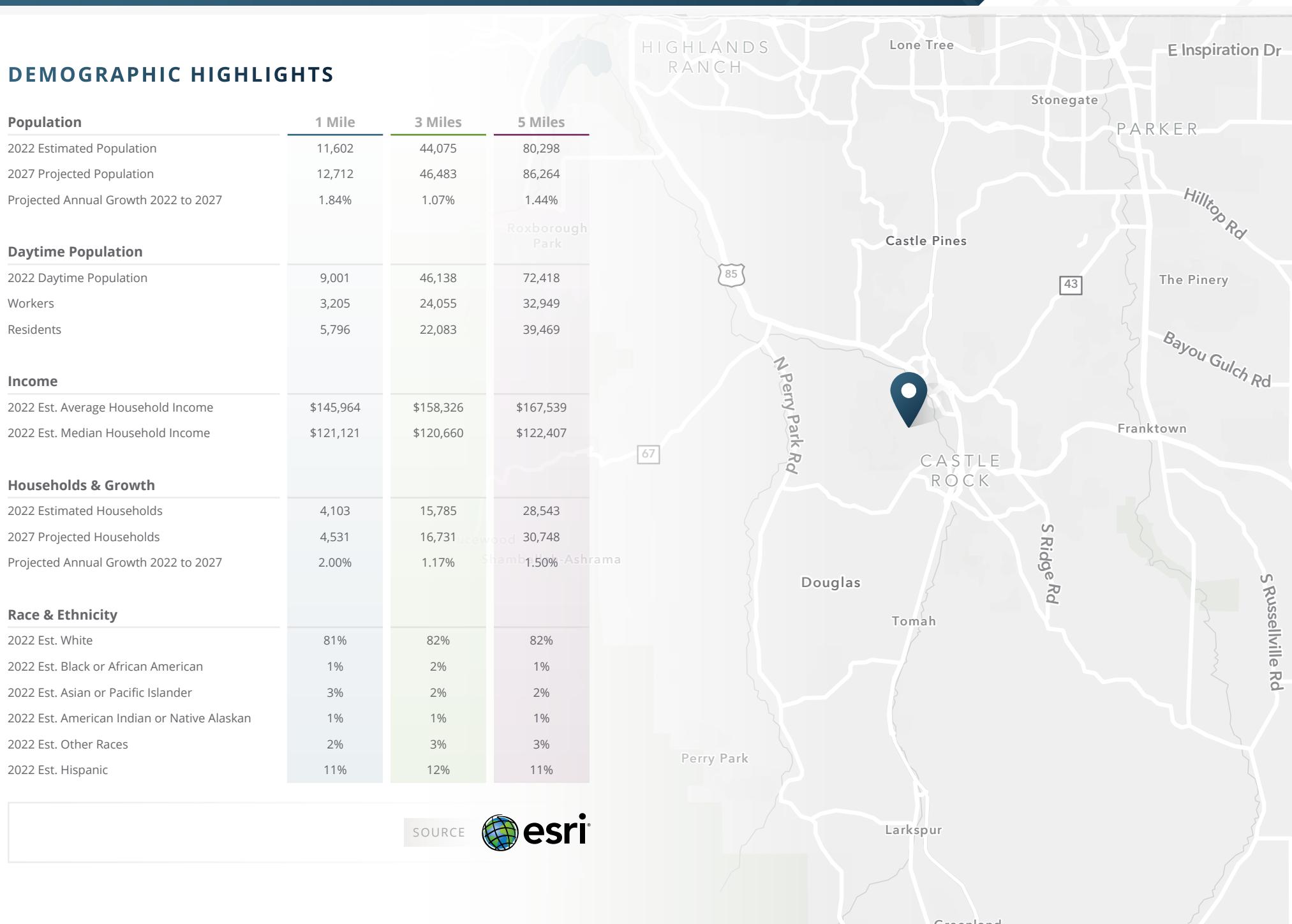


DEMOGRAPHIC HIGHLIGHTS

	1 Mile	3 Miles	5 Miles
2022 Estimated Population	11,602	44,075	80,298
2027 Projected Population	12,712	46,483	86,264
Projected Annual Growth 2022 to 2027	1.84%	1.07%	1.44%
Daytime Population			
2022 Daytime Population	9,001	46,138	72,418
Workers	3,205	24,055	32,949
Residents	5,796	22,083	39,469
Income			
2022 Est. Average Household Income	\$145,964	\$158,326	\$167,539
2022 Est. Median Household Income	\$121,121	\$120,660	\$122,407
Households & Growth			
2022 Estimated Households	4,103	15,785	28,543
2027 Projected Households	4,531	16,731	30,748
Projected Annual Growth 2022 to 2027	2.00%	1.17%	1.50%
Race & Ethnicity			
2022 Est. White	81%	82%	82%
2022 Est. Black or African American	1%	2%	1%
2022 Est. Asian or Pacific Islander	3%	2%	2%
2022 Est. American Indian or Native Alaskan	1%	1%	1%
2022 Est. Other Races	2%	3%	3%
2022 Est. Hispanic	11%	12%	11%



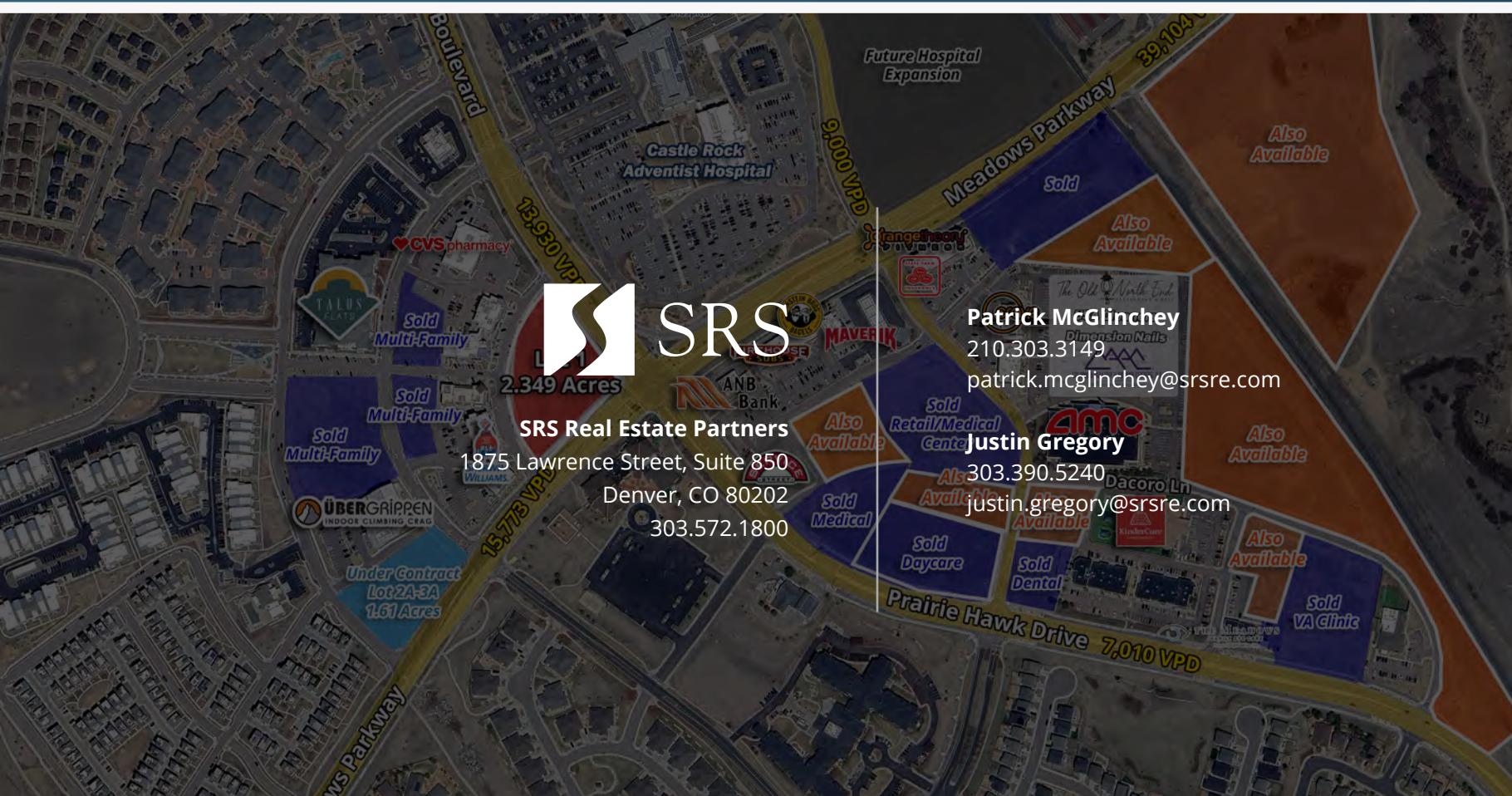
SOURCE





SRS

SRS Real Estate Partners
1875 Lawrence Street, Suite 850
Denver, CO 80202
303.572.1800



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