

INDUSTRIAL LAND FOR SALE

165 & 423

PRAIRIE HAWK DR.

CASTLE ROCK · CO

CASTLE ROCK
SPORTS CENTER
\$100M DEVELOPMENT

BRICKYARD
\$300M DEVELOPMENT

MILLER'S LANDING
MIXED USE DEVELOPMENT

WATCH NOW

Prepared By
navpoint
REAL ESTATE GROUP



MATT CALL • PRINCIPAL
303.956.5781
matt.call@navpointre.com



STEELE LUOMA • JUNIOR ASSOCIATE
720.800.2133
steele.luoma@navpointre.com

Property Overview

165-195 PRAIRIE HAWK DR

Property Address	165 & 423 Prairie Hawk Dr, Castle Rock, CO
Property Type	Land
Sale Price	\$1,400,000
Site Size (Acres)	1.5 Acres
Zoning	I-2 - General Industrial

PROPERTY HIGHLIGHTS

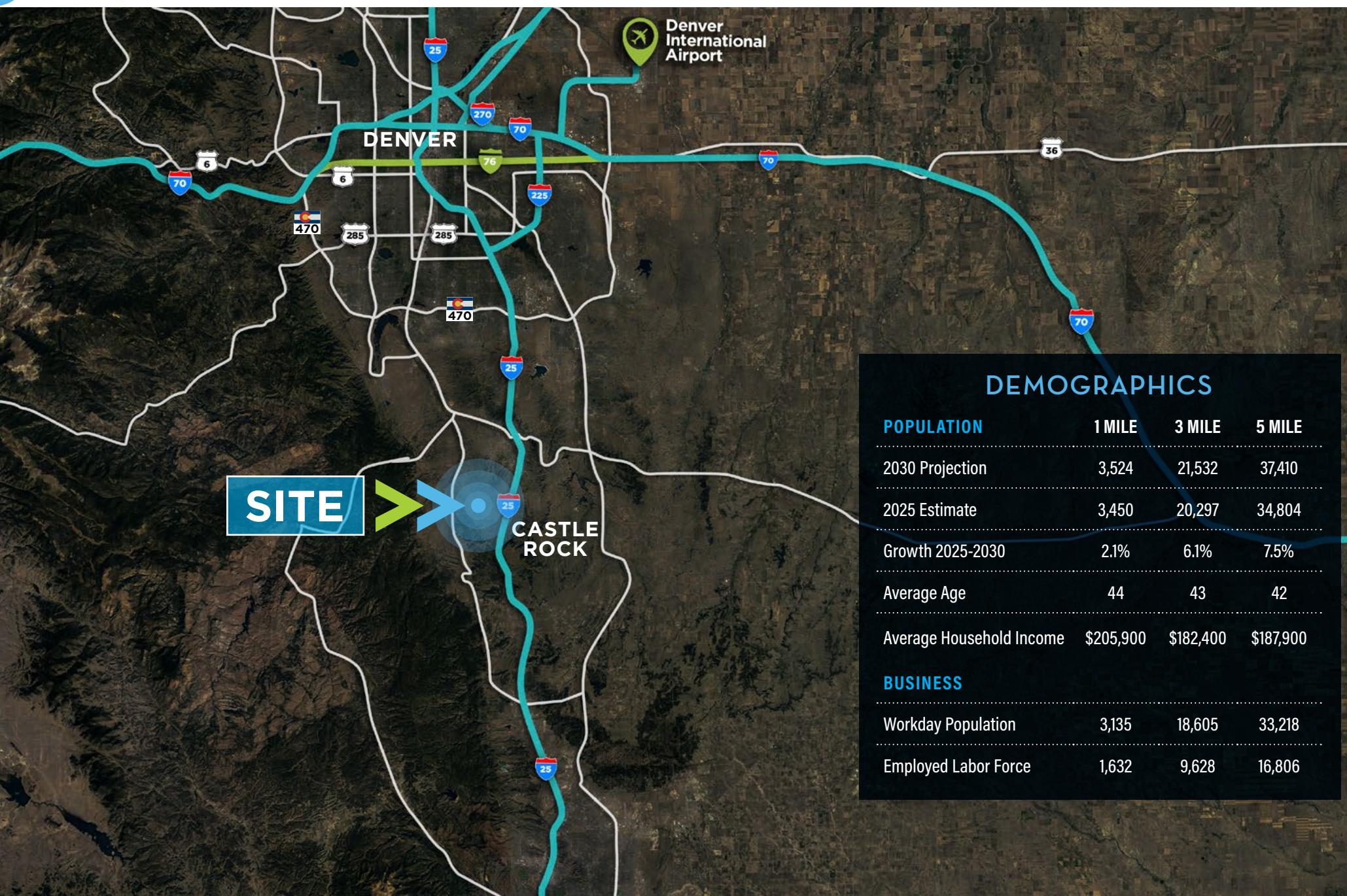
- Adjacent to major upcoming developments, including Brickyard, the new Sports Complex, and Miller's Landing—positioning the site in the path of significant growth.
- Flexibility for future use, with the potential for rezoning to accommodate commercial or retail development.
- Enhanced future visibility as the Brickyard area builds out, bringing new infrastructure, traffic flow, and activity to the corridor.
- Rare I-2 (General Industrial) zoning in Castle Rock is no longer being issued by the Town, creating extreme scarcity and long-term value while allowing flexible, higher-intensity industrial uses that are increasingly difficult to replicate.



Property Photos



Location Overview



FUTURE DEVELOPMENTS & RETAIL MAP



WOLFENSBERGER INDUSTRIAL DISTRICT



MILLER'S LANDING
PROPOSED MIXED-USE
DEVELOPMENT

SPORTS
COMPLEX

SITE

DOWNTOWN
CASTLE ROCK

25

PLUM CREEK
INTERCHANGE



SAFEWAY TSC TRACTOR
SUPPLY CO



UNDER CONSTRUCTION: \$150M CRYSTAL
VALLEY INTERCHANGE COMING 2027



25

25

INDUSTRIAL LAND FOR SALE

165 & 423

PRAIRIE HAWK DR.

CASTLE ROCK · CO

CASTLE ROCK
SPORTS CENTER
\$100M DEVELOPMENT

BRICKYARD
\$300M DEVELOPMENT



MILLER'S LANDING
MIXED USE DEVELOPMENT

Contact

MATT CALL
303.956.5781
matt.call@navpointre.com

STEELE LUOMA
720.800.2133
steele.luoma@navpointre.com

Prepared By
navpoint
REAL ESTATE GROUP