

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



Prepared By  
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# 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.

165 & 423 PRAIRIE HAWK DR | CASTLE ROCK, CO





# Property Photos

**BRICKYARD**  
**\$300M DEVELOPMENT**



**MILLER'S LANDING**  
**MIXED USE DEVELOPMENT**



**DOWNTOWN**  
**CASTLE ROCK**

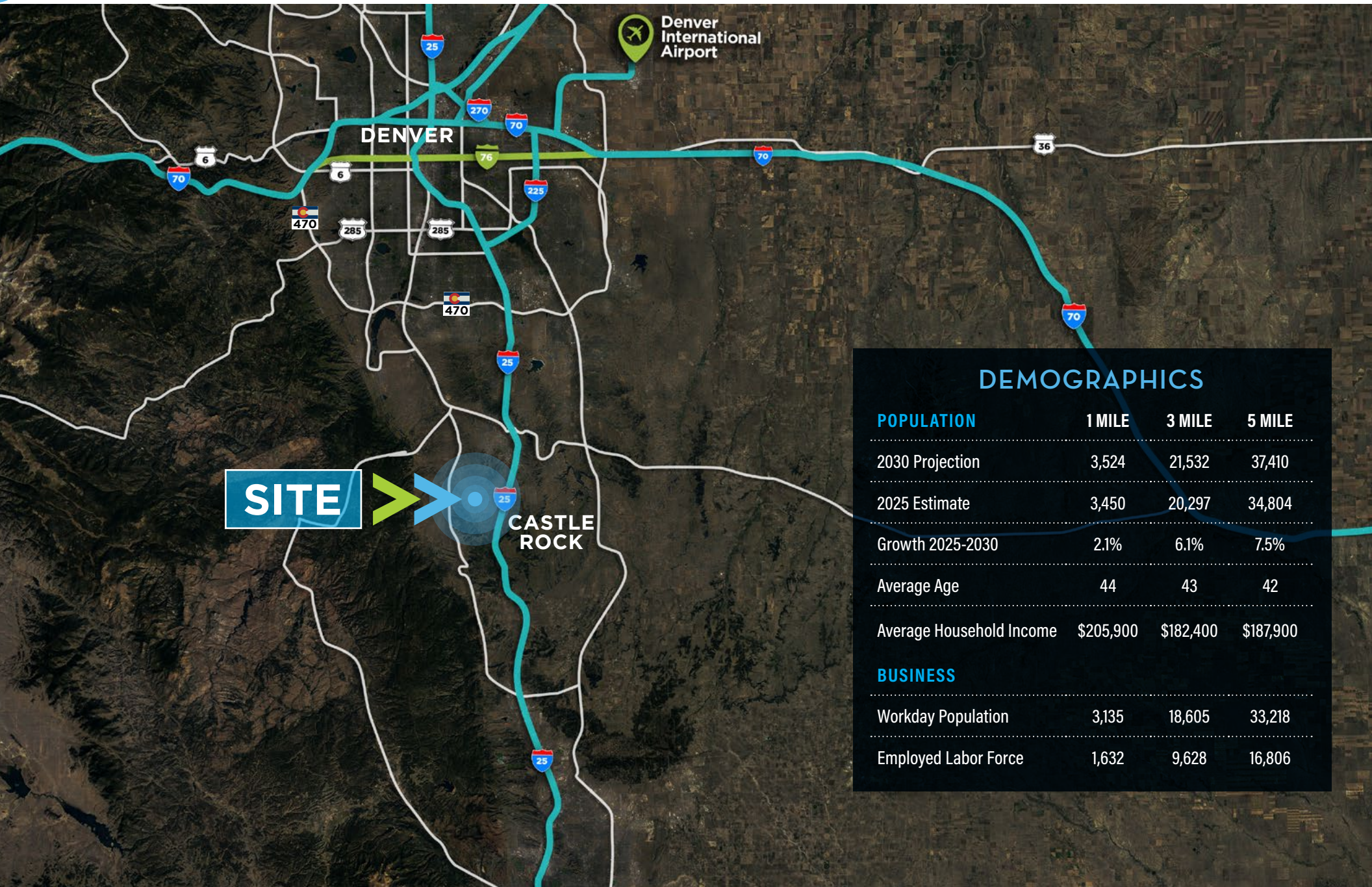


**CASTLE ROCK**  
**SPORTS CENTER**





# Location Overview



## DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	3,524	21,532	37,410
2025 Estimate	3,450	20,297	34,804
Growth 2025-2030	2.1%	6.1%	7.5%
Average Age	44	43	42
Average Household Income	\$205,900	\$182,400	\$187,900

## BUSINESS

Workday Population	3,135	18,605	33,218
Employed Labor Force	1,632	9,628	16,806



# FUTURE DEVELOPMENTS & RETAIL MAP



WOLFENBERGER INDUSTRIAL DISTRICT



DOWNTOWN CASTLE ROCK

MILLER'S LANDING PROPOSED MIXED-USE DEVELOPMENT

SPORTS COMPLEX

SITE

PLUM CREEK INTERCHANGE



SAFeway



TRACTOR SUPPLY CO

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



Jeep



CHEVROLET



DAWSON  
—TRAILS—





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