

SEC OF HWY 83 AND CASTLE OAKS

Franktown, CO 80116

0.5-12.6 ACRES COMMERCIAL LAND PROPERTY



FOR SALE

Patrick McGlinchey / Managing Director / +1 210 303 3149 / patrick.mcglinchey@cushwake.com

Justin Gregory / Managing Director / +1 303 803 7170 / justin.gregory@cushwake.com

Jack Lazzeri / Senior Associate / +1 303 981 6521 / jack.lazzeri@cushwake.com



PROPERTY HIGHLIGHTS

ABOUT THE PROPERTY

- New zoning will allow for a multitude of uses
- Easy Access from HWY 83
- Site will be annexed into Castle Rock

AVAILABLE:

0.5-12.6 AC

PRICING:

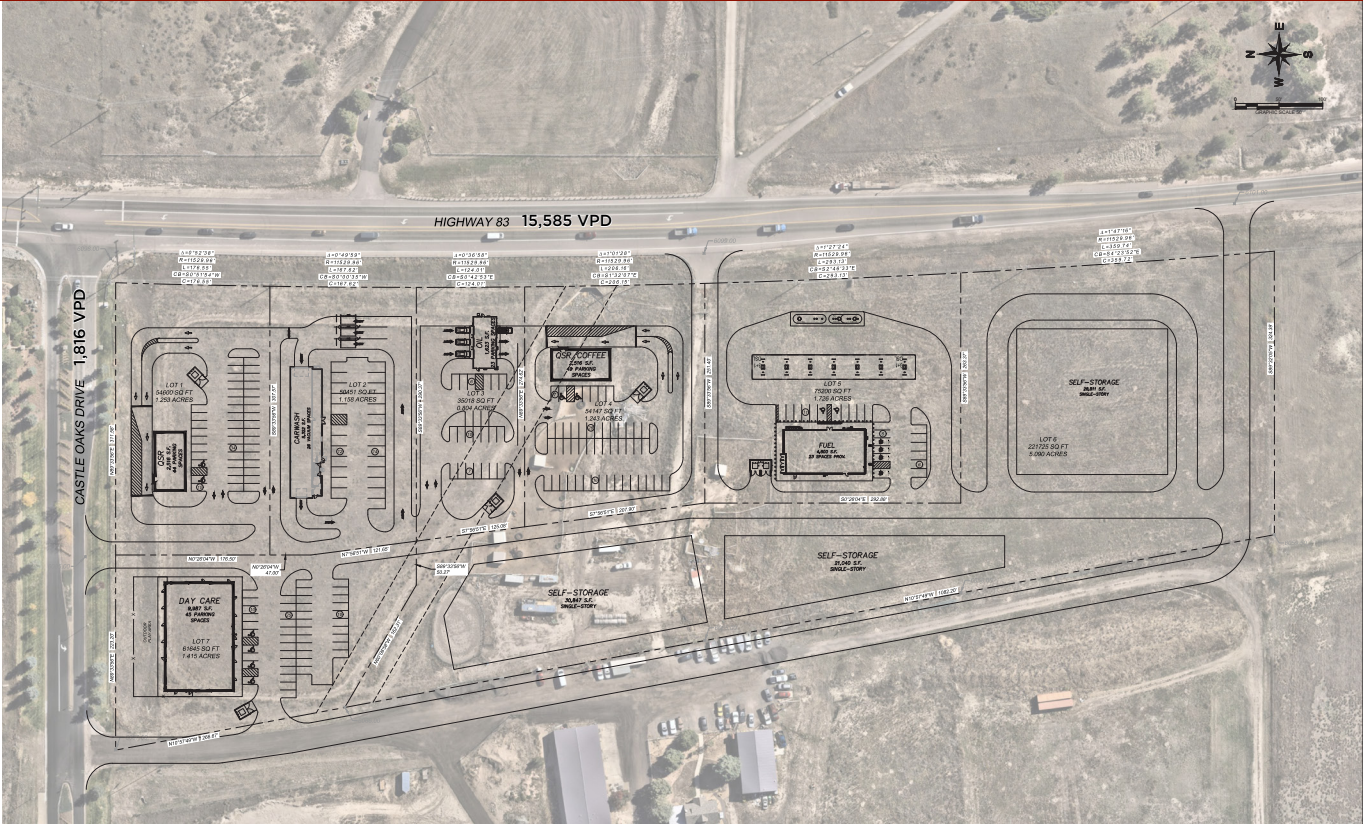
Call Broker

COUNTY:

Douglas

ZONING:

TBD



TRAFFIC COUNTS

Year: 2025 | Source: Esri

North State Highway 83 at Lost Lake Dr S	15,585 VPD
Castle Oaks Dr at Hwy 83 E	1,816 VPD

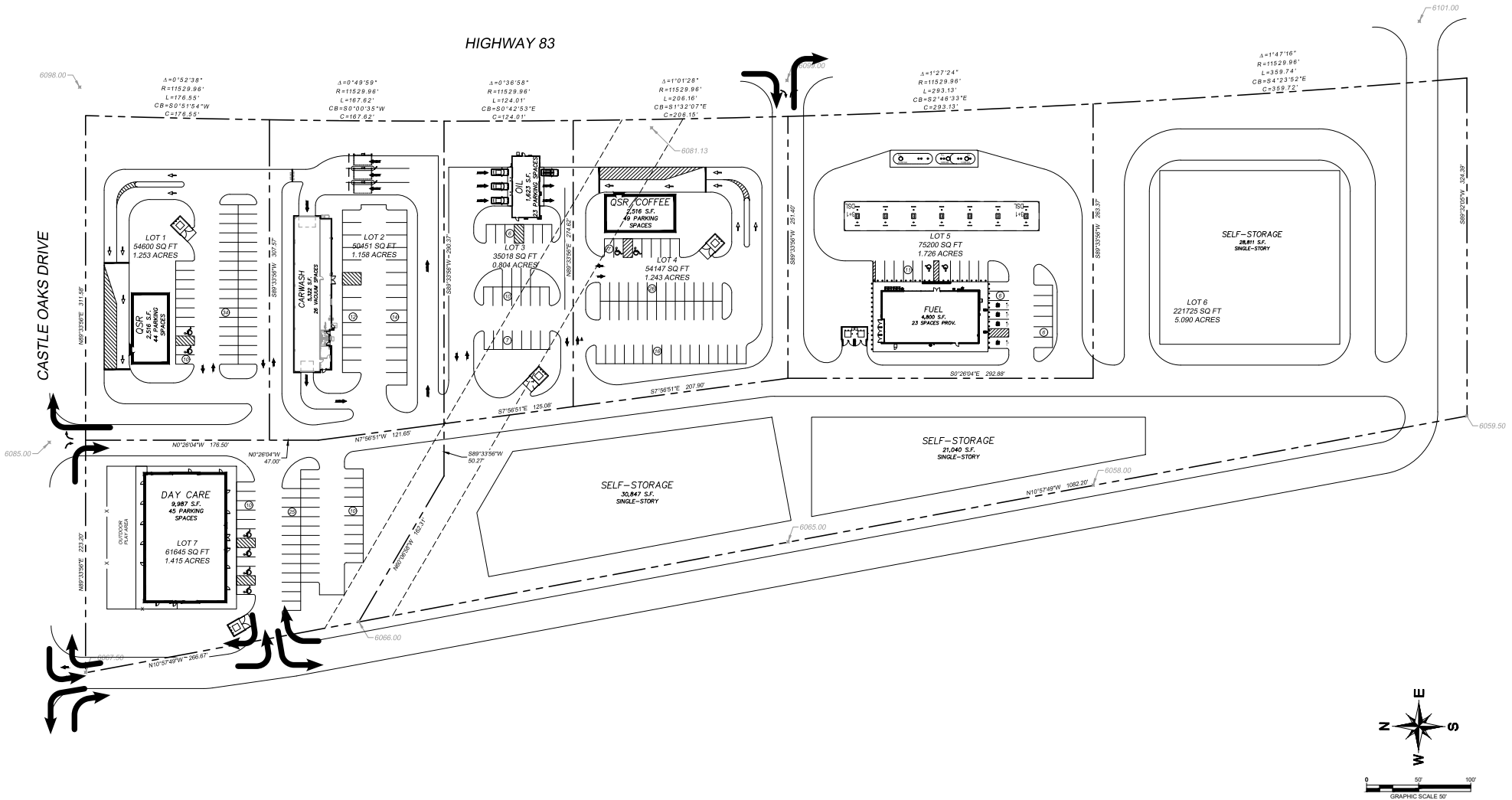
DEMOGRAPHICS

Year: 2025 | Source: Esri

	1 Mile	3 Miles	5 Miles
Population	19,338	128,896	367,825
Daytime Population	17,172	131,592	334,311
Avg. Household Income	\$71,582	\$91,041	\$106,139
Estimated Households	6,722	45,028	132,431

SITE PLAN

Lot lines and uses are conceptual and can be changed



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AERIAL MAP



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Led by Managing Directors Patrick McGlinchey and Justin Gregory, Cushman & Wakefield's Colorado Retail Services team specializes in retail leasing, commercial land, and building sales throughout the Rocky Mountain region. McGlinchey is highly regarded for his ability to navigate complex zoning processes and his intentional approach to executing client strategy, while Gregory brings a direct, no-nonsense style and a team-first mentality to every transaction.

They are supported by Jack Lazzeri, a fifth-generation Coloradan focused on tenant expansion and landlord representation, and Nico Demetrian, a Brokerage Specialist and licensed drone pilot who provides essential valuation and property marketing support. Together, the team leverages deep local roots and a collaborative workflow to deliver clear, actionable results for their clients.