

# Meadows Parkway South

Meadows Pkwy & Lombard Ln | Castle Rock, CO



**FOR SALE OR GROUND LEASE**

## AVAILABLE

.5 - 17.36 Acres

## PRICE

Call Broker

## ZONING

Meadows PD COI Area

## CITY/COUNTY

Castle Rock/Douglas

## ABOUT THE PROPERTY

- Last remaining lots available on Meadows Parkway available for ground lease
- Rear 13.2 acres has an in-process site plan proposing 174 units for a market rate, active adult, age restricted development. Contact brokers for additional information
- The COI (Commercial, Office, Industrial) planning area of the Meadows provides for some of the most permissive zoning, allowing for a variety of uses ([CLICK HERE](#))

## TRAFFIC COUNTS

Meadows Pkwy 50,000 VPD  
N US - 85 124,000 VPD

Year: 2023 | Source: Esri

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	6,495	46,696	81,642
Daytime Population	11,093	47,881	73,491
Avg. Household Income	\$124,537	\$163,177	\$167,207
Estimated Households	2,563	16,548	29,008

Year: 2023 | Source: Esri

## CONTACT

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**\*CONCEPTUAL  
DRAWINGS  
ALL LOT LINES & USES  
ARE FLEXIBLE**

**3/4  
MOVEMENT**

  
**FULL  
MOVEMENT**

**MEADOWS PARKWAY**

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**REGENT STREET**

**LOMBARD LANE**

**AVAILABLE  
1.5 ACRES**

**AVAILABLE  
0.5 - 3.17 ACRES**

**AVAILABLE  
6.7 ACRES**

LOT 2  
NET 1.10 AC  
GROSS 1.27 AC  
(47,878.86 SF)  
165' X 250'

LOT 3  
NET 0.70 AC  
GROSS 0.72 AC  
(30,360.29 SF)  
100' X 300'

LOT 5  
NET 0.42 AC  
GROSS 0.42 AC  
(18,235.89 SF)  
70' X 320'

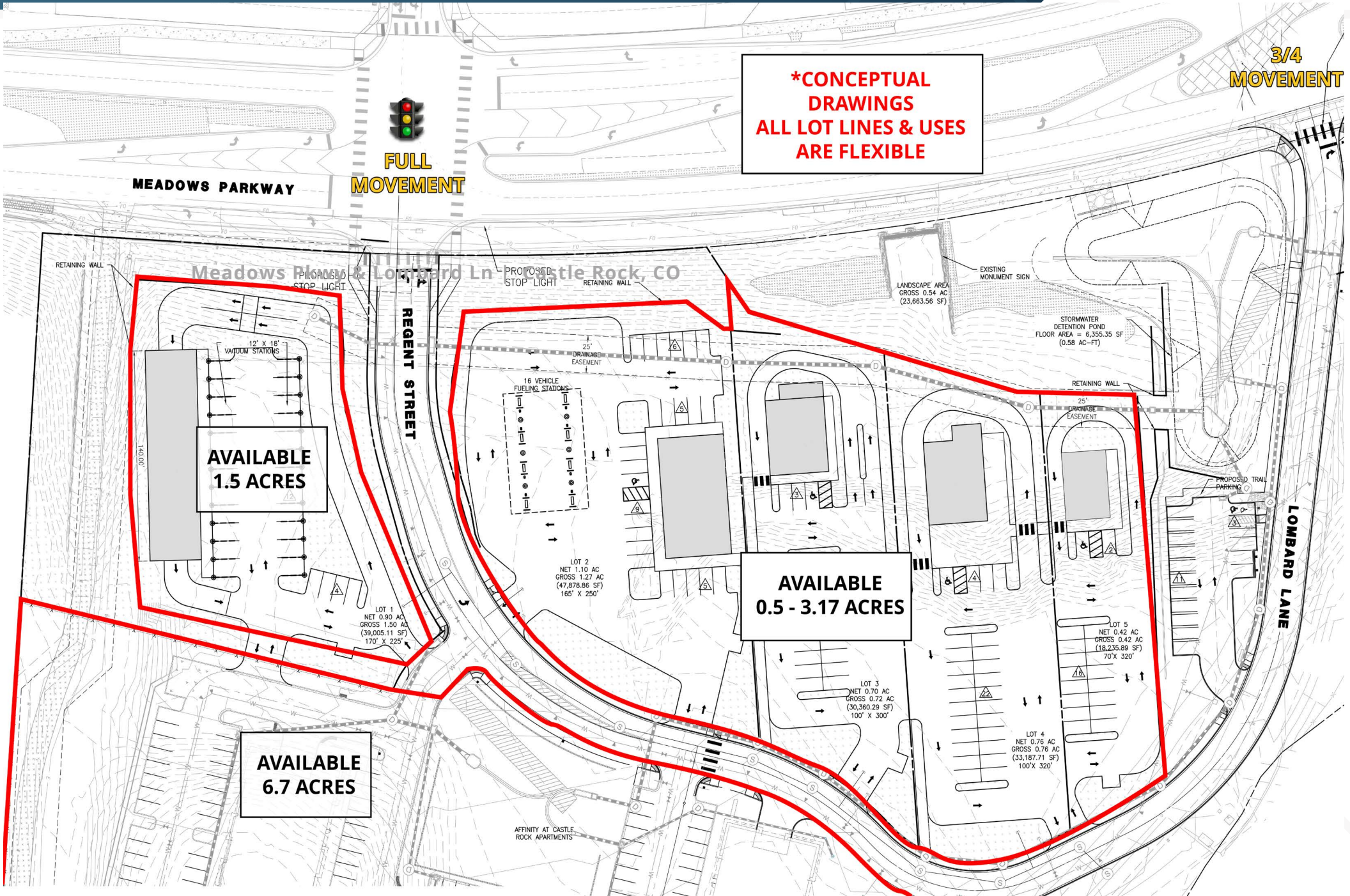
LOT 4  
NET 0.76 AC  
GROSS 0.76 AC  
(33,187.71 SF)  
100' X 320'

LOT 1  
NET 0.90 AC  
GROSS 1.50 AC  
(39,005.11 SF)  
170' X 225'

LANDSCAPE AREA  
GROSS 0.54 AC  
(23,663.56 SF)

STORMWATER  
RETENTION POND  
FLOOR AREA = 6,255.35 SF  
(0.58 AC-FT)

AFFINITY AT CASTLE  
ROCK APARTMENTS



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Future College Expansion

Future Phase

Under Contract Day Care

STORHAUS

US STORAGE Centers

MAVERIK

jiffylube

MEADOWS EXPRESS CARWASH

Future 3/4 Movement

29,976 VPD

Future Signalized Full-Movement

Future Hospital Expansion

Available 5.317 Acres

Available 1.5 Acres

Available 6.7 Acres

Castle Rock Adventist Hospital

SOLD Retail Center

Future Phase

OrangeTheory Fitness

Crave

Under Contract Assembly Use

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## DEMOGRAPHIC HIGHLIGHTS

### Population

	1 Mile	3 Miles	5 Miles
2022 Estimated Population	6,495	46,696	81,642
2027 Projected Population	7,022	49,437	88,005
Projected Annual Growth 2022 to 2027	1.57%	1.15%	1.51%

### Daytime Population

	1 Mile	3 Miles	5 Miles
2022 Daytime Population	11,093	47,881	73,491
Workers	7,834	24,386	33,295
Residents	3,259	23,495	40,196

### Income

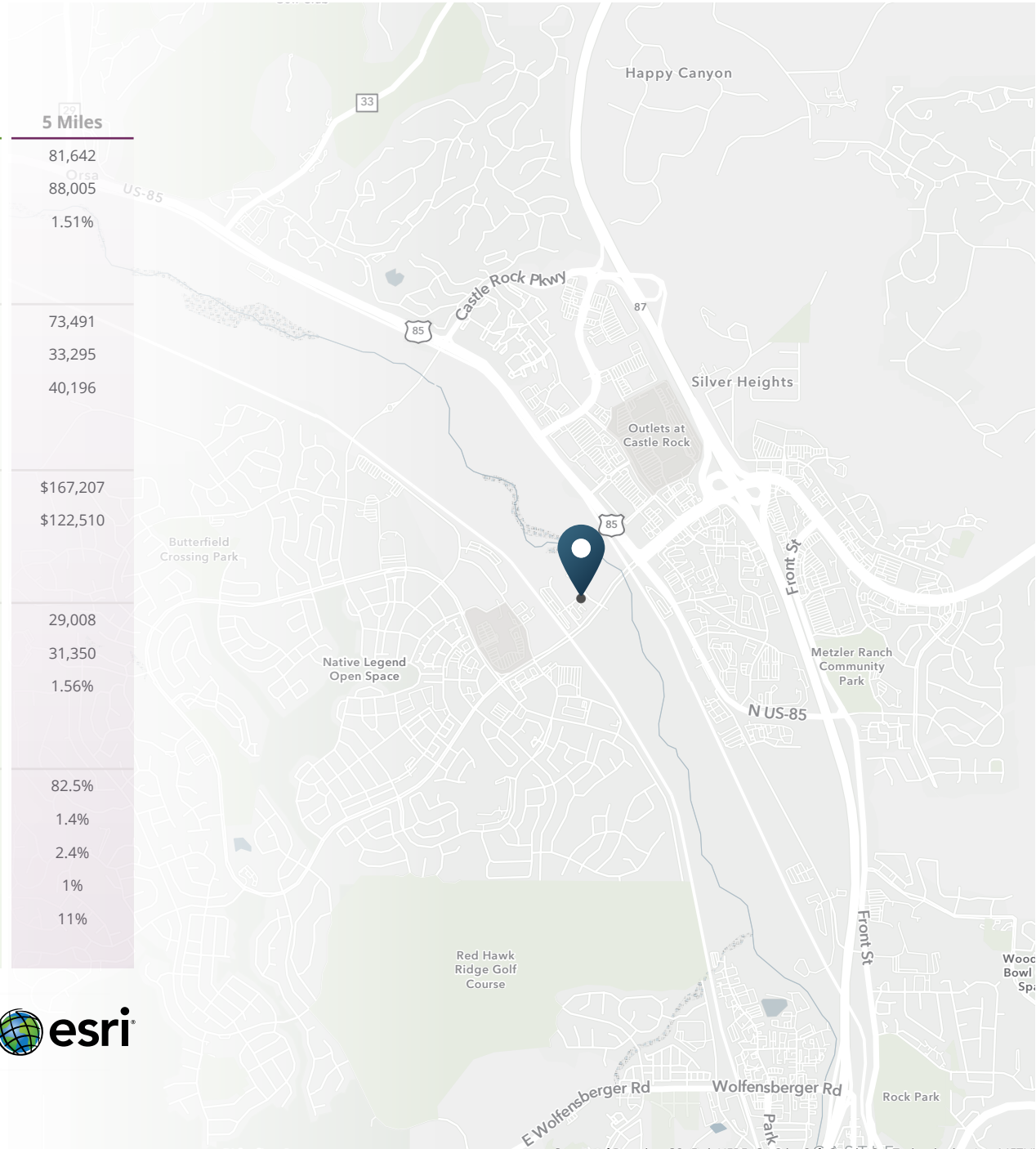
	1 Mile	3 Miles	5 Miles
2022 Est. Average Household Income	\$124,537	\$163,177	\$167,207
2022 Est. Median Household Income	\$104,719	\$123,144	\$122,510

### Households & Growth

	1 Mile	3 Miles	5 Miles
2022 Estimated Households	2,563	16,548	29,008
2027 Projected Households	2,793	17,597	31,350
Projected Annual Growth 2022 to 2027	1.73%	1.24%	1.56%

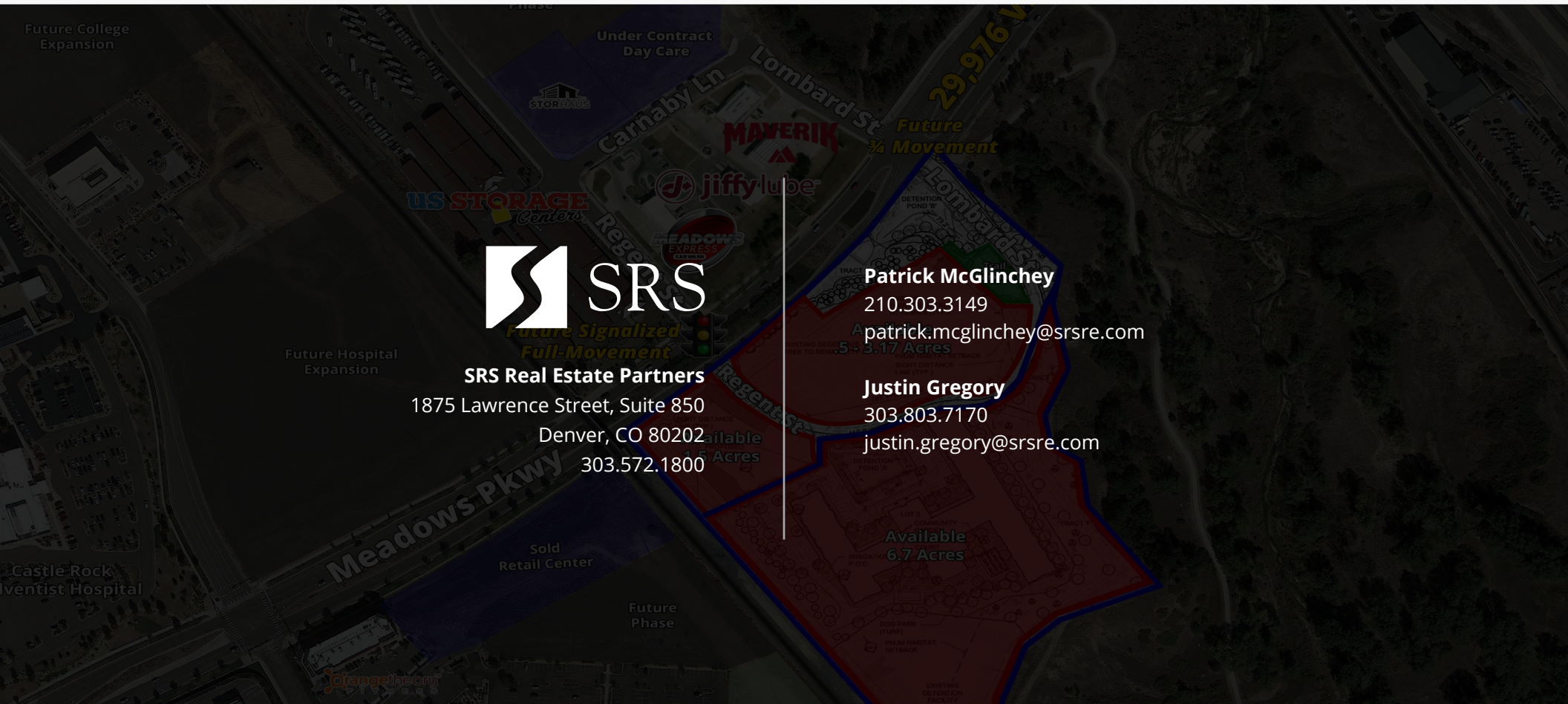
### Race & Ethnicity

	1 Mile	3 Miles	5 Miles
2022 Est. White	78.8%	82.2%	82.5%
2022 Est. Black or African American	2.6%	1.5%	1.4%
2022 Est. Asian or Pacific Islander	2.8%	2.4%	2.4%
2022 Est. American Indian or Native Alaskan	1%	1%	1%
2022 Est. Hispanic Origin (Any Race)	14.6%	11.3%	11%



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





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