

Meadows - Terrace South

Commercial, Land and Senior Living Opportunities | Castle Rock, CO



AVAILABLE

0.5 - 11.37 Acres

PRICE

Call Broker

ZONING

Meadows PD COI Area

CITY/COUNTY

Castle Rock/Douglas

ABOUT THE PROPERTY

- Last remaining lots available on The Meadows Parkway available for ground lease
- Rear 6.7 acreage available
- 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

N US - 85

Year: 2024 | Source: Esri

34,187 VPD

140,000 VPD

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: 2024 | Source: Esri

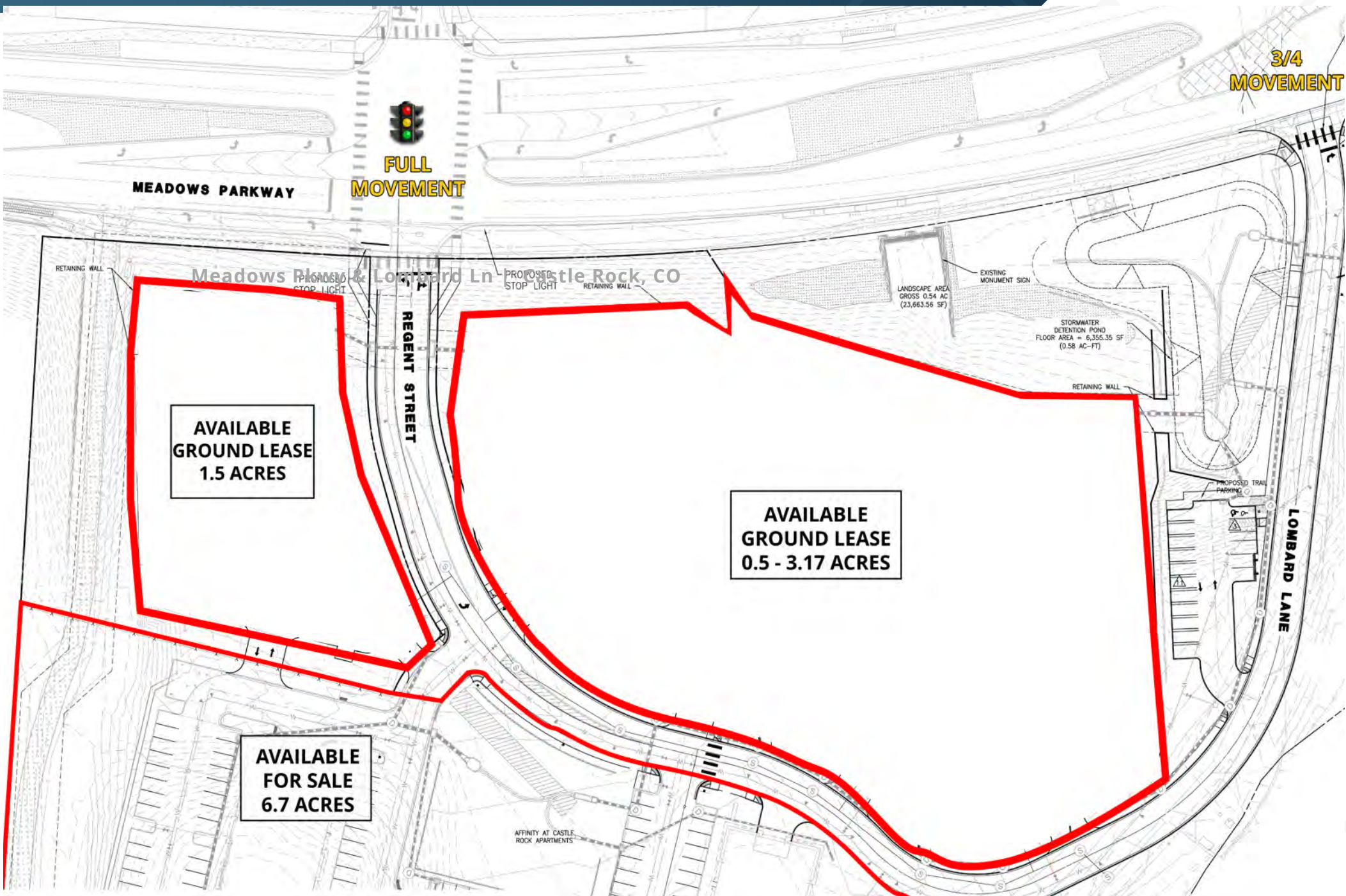
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DEMOGRAPHIC HIGHLIGHTS

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

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

Income

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

Households & Growth

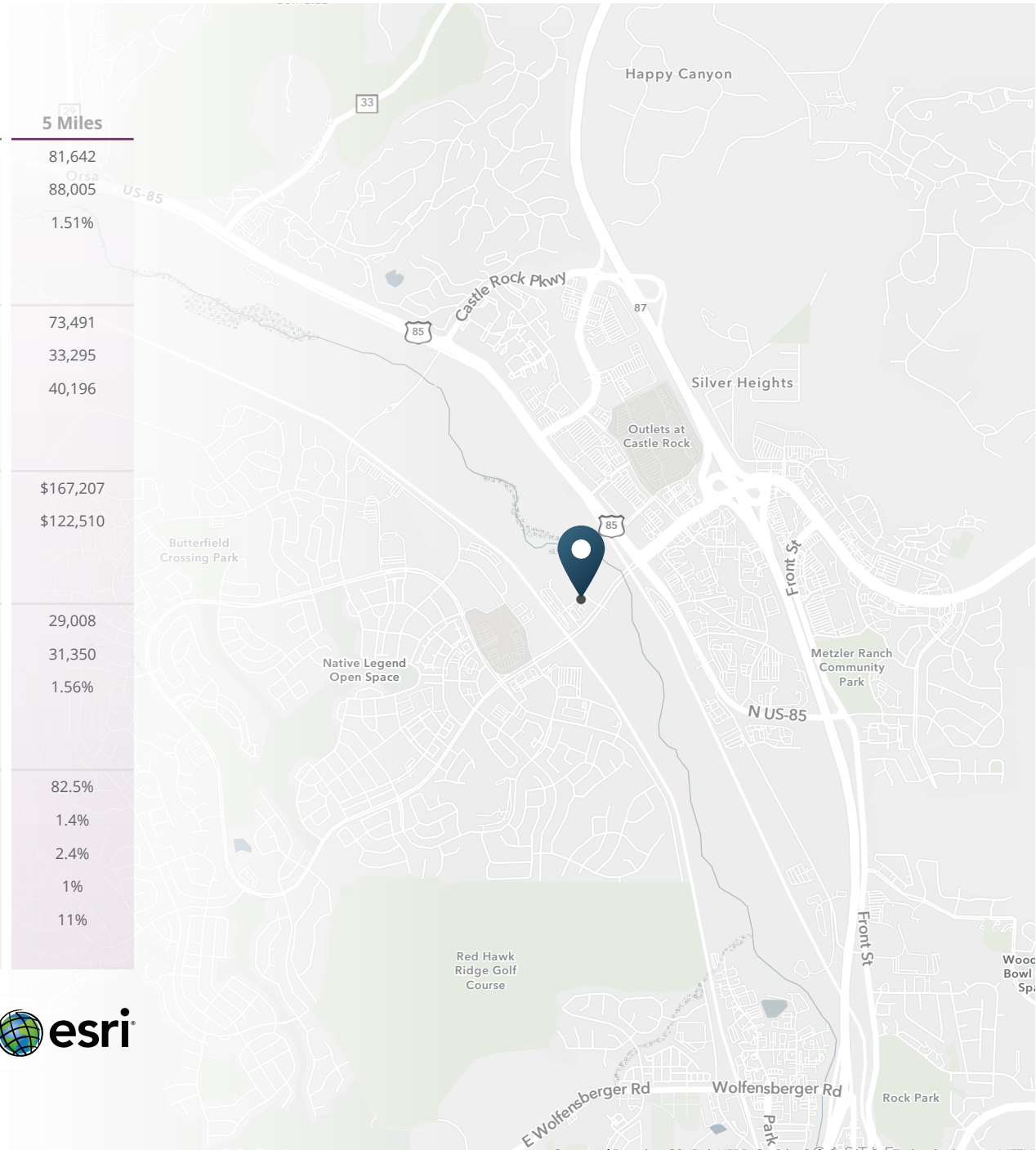
2022 Estimated Households	2,563	16,548	29,008
2027 Projected Households	2,793	17,597	31,350
Projected Annual Growth 2022 to 2027	1.73%	1.24%	1.56%

Race & Ethnicity

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.

SOURCE





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