

# THE MEADOWS at Castle Rock

Commercial, Industrial, Multifamily & Senior Living Land



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# ABOUT THE MEADOWS

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- Over 8,000 units of single family, townhome, and multifamily product.
- 2 high schools, 3 middle schools, 3 elementary schools, and 4 preschools/daycares.
- Access to US-85 via two arterials and I-25 via three arterials.
- Home to AdventHealth Castle Rock, an 89-bed hospital campus with 580 employees.
- The Sturm Collaboration Campus at Castle Rock opened in 2019, it is Arapahoe Community College's southernmost campus.

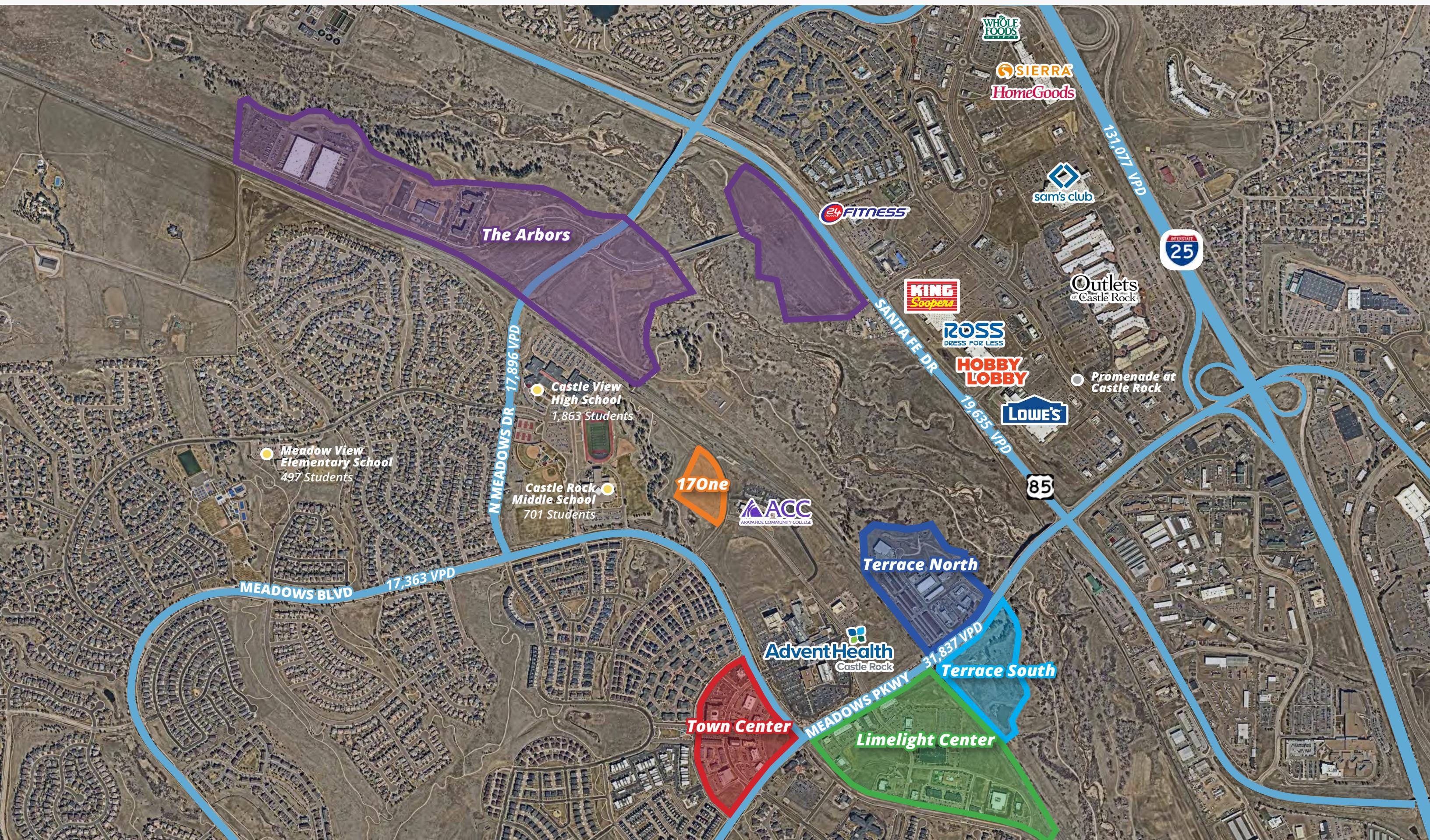
## ABOUT CASTLE ROCK

Castle Rock, Colorado, is a thriving home-rule town in Douglas County (9th wealthiest county in America) located between Denver and Colorado Springs. Founded in 1874 and named for its distinctive castle-shaped butte, the town began as a quarrying and ranching community supported by the railroad. Today, it serves as the county seat and is one of the fastest-growing towns in the state, offering a blend of small-town charm and modern amenities. Surrounded by scenic foothills, trails, and open spaces, Castle Rock provides residents with a high quality of life that balances suburban convenience and access to Colorado's natural beauty.



# The Meadows

Castle Rock, CO



# Town Center & Limelight Center

Meadows Parkway | Castle Rock, CO 80109



## LOT 1

2.349 Acres  
\$2,558,061 (\$25/SF)

## LOT 2A-3A - Under Contract

1.61 Acres (1.25 Acres buildable)  
\$1,306,800 (\$24/SF on buildable)

## ABOUT TOWN CENTER

- Lot 1: The last remaining hard corner lot at the Meadows. Trophy real estate primed for retail, commercial, or mixed-use development
- Flexible commercial & retail zoning under the Meadows PD (Town Ctr PA) allows for a wide variety of uses [\(CLICK HERE\)](#)

## LOT 6-A-1C - Under Contract

1.973 Acres  
\$1,632,933.72 (\$19/SF)

## LOT 6E-3B

0.954 Acres  
\$783,568.56 (\$19/SF)

## LOT 6-A-1D

1.061 Acres  
\$878,126.04 (\$19/SF)

## LOT 6-A-1D-1A

7.843 Acres  
Call For Price

## LOT 6G-3A-2

1.239 Acres  
\$1,024,818.96 (\$19/SF)

## LOT 6G-3B

1.656 Acres  
\$1,370,571.84 (\$19/SF)

## ABOUT LIMELIGHT CENTER

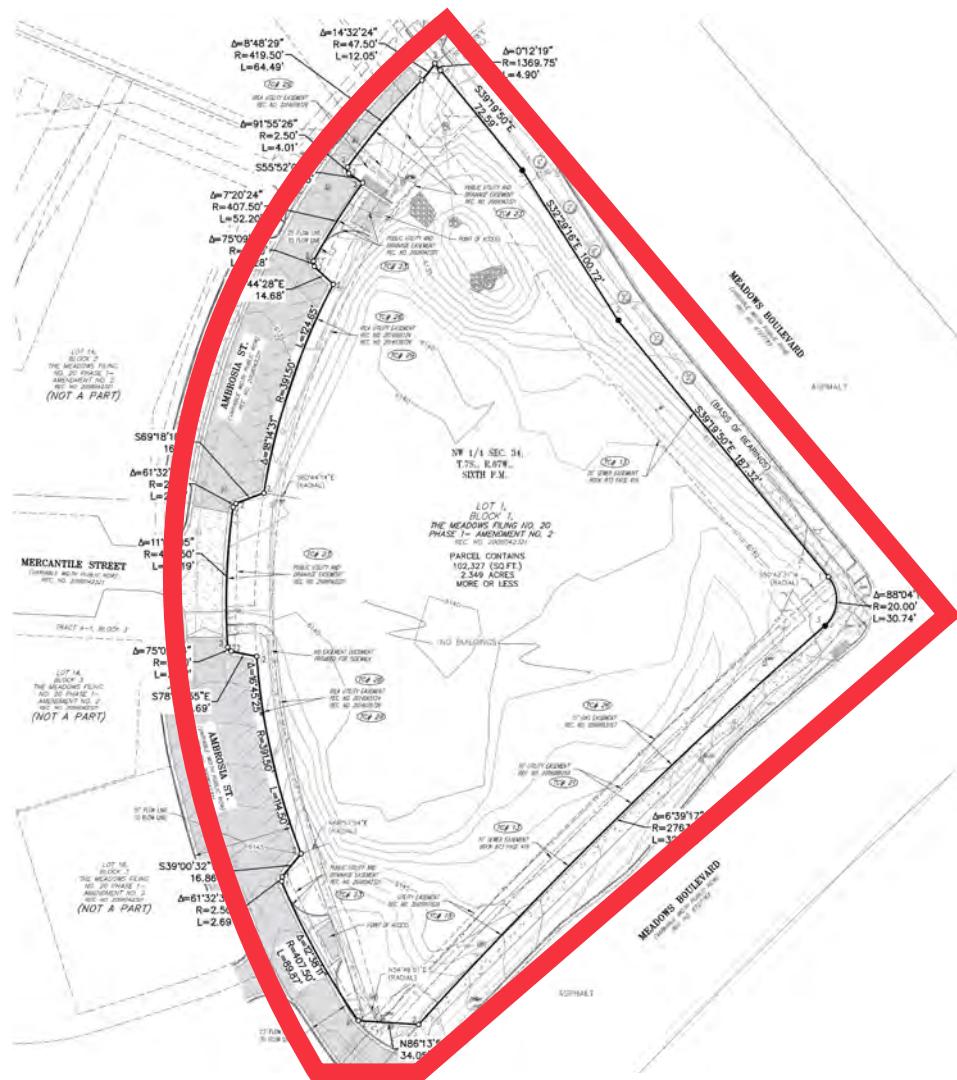
- All lots are rough-graded with all regional access and drainage in place
- Join a diverse area of entertainment, retail, restaurant, and medical office uses.
- The COI (Commercial, Office, Industrial) planning area of the Meadows provides for some of the most permissive zoning, allowing for a variety of uses [\(CLICK HERE\)](#)

# Town Center

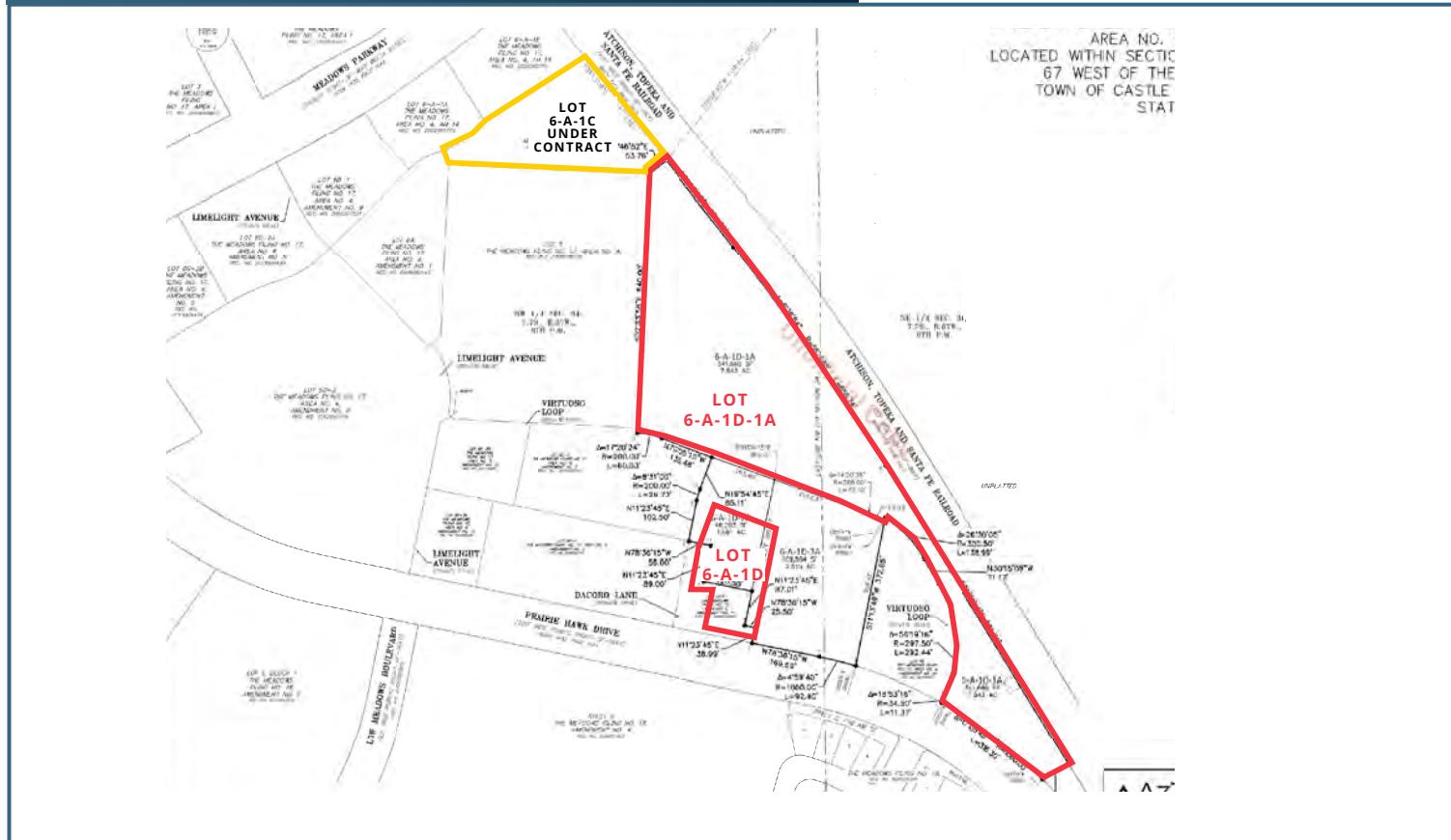
NEC Meadows Pkwy & Bilberry St | Castle Rock, CO 80109



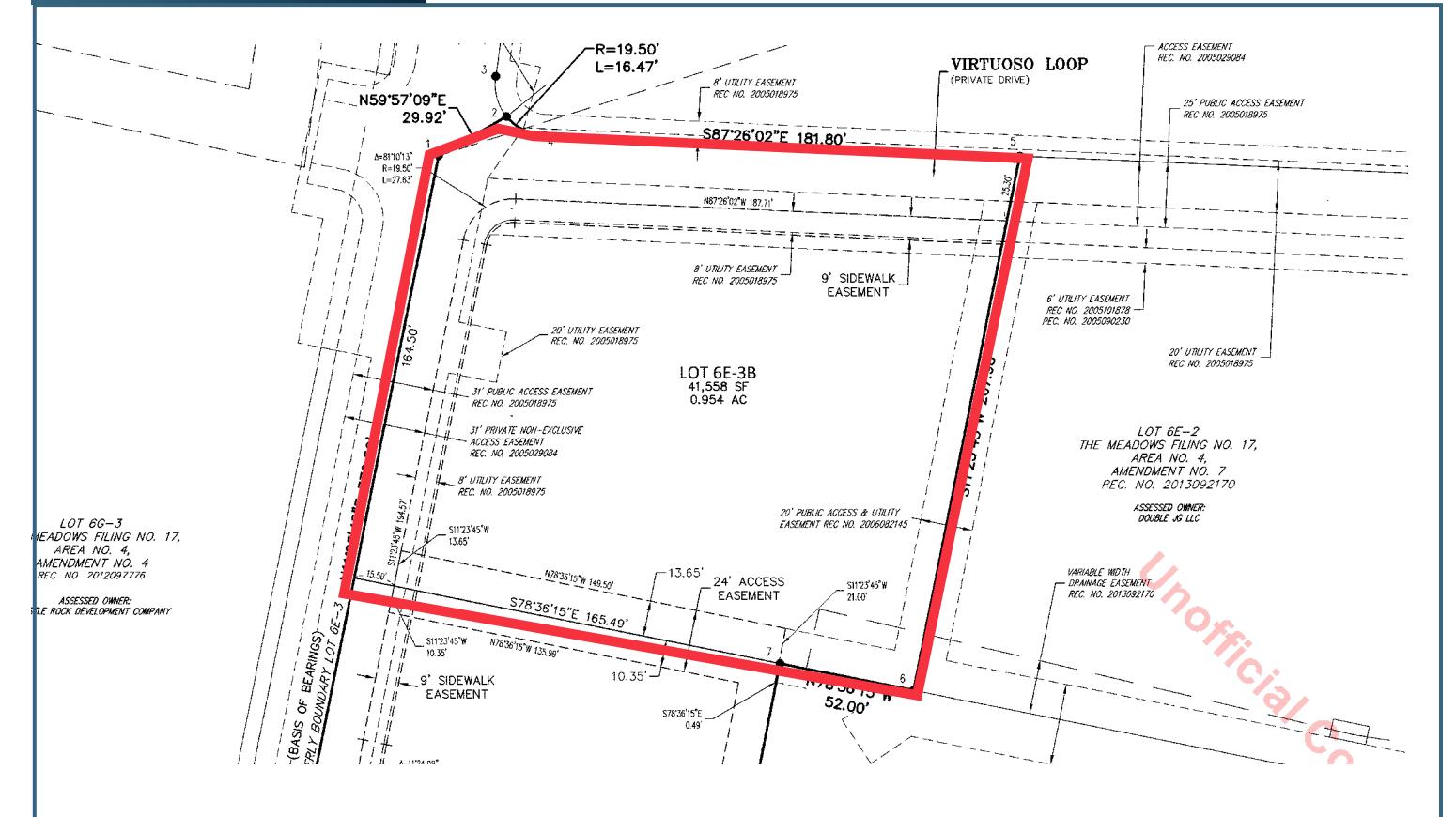
## LOT 1



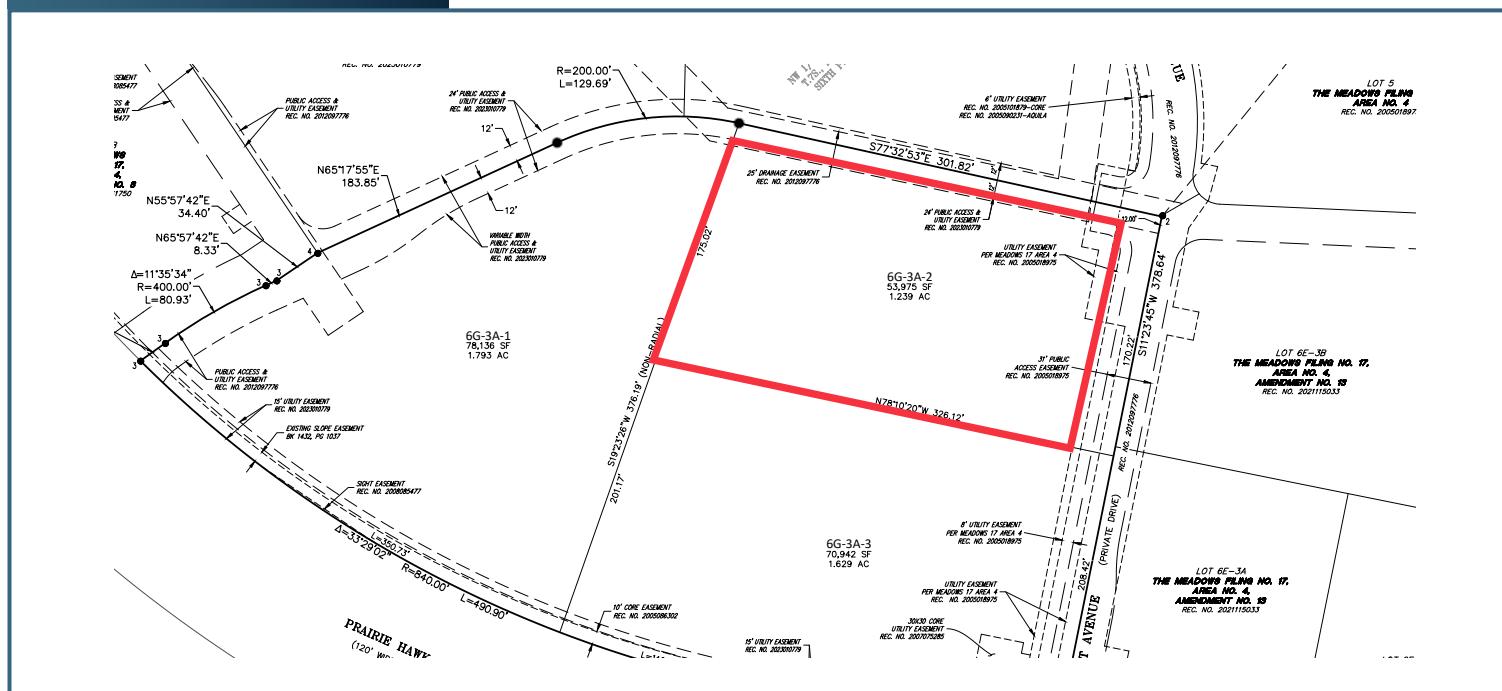
## LOT 6-A-1D-1A & 6-A-1D



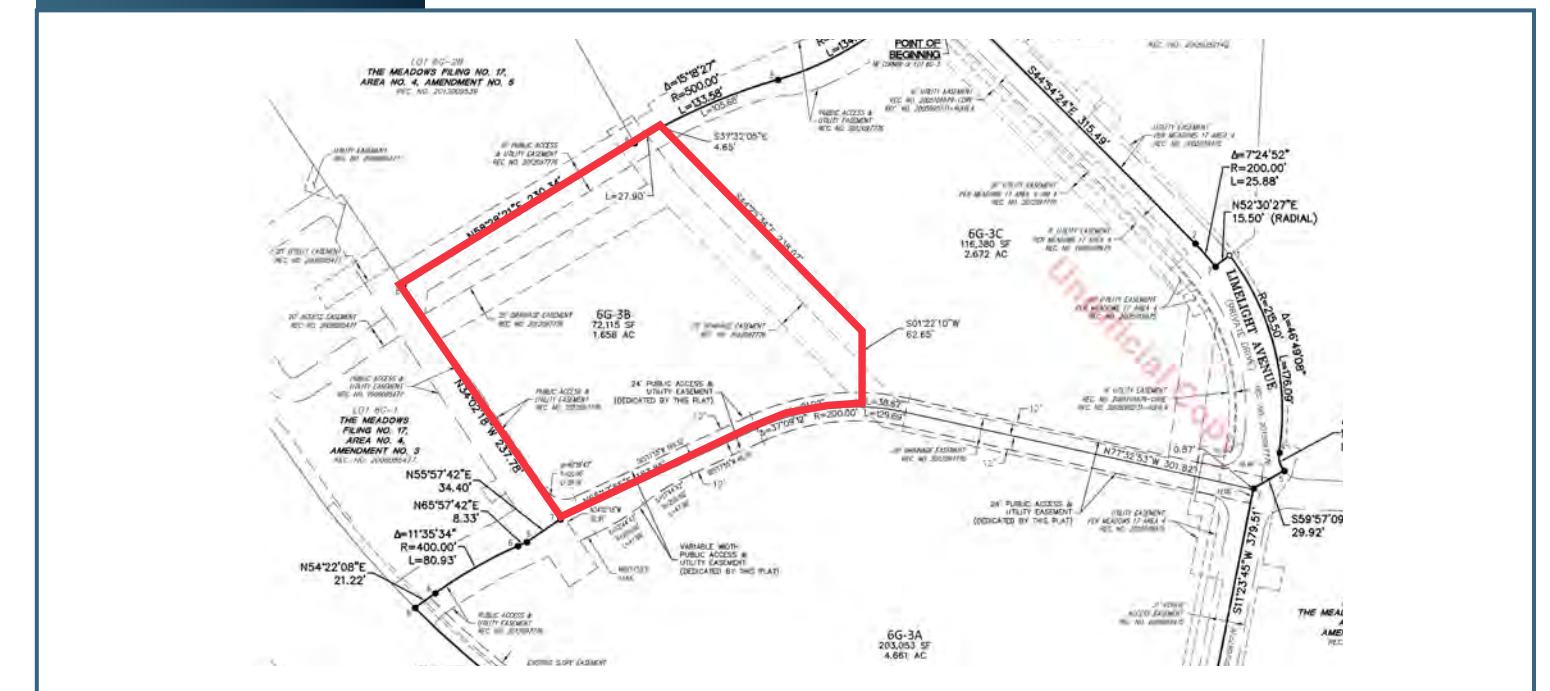
## LOT 6E-3B



LOT 6G-3A-2



LOT 6G-3E



# Terrace North

Meadows Parkway | Castle Rock, CO 80109



## LOT 6-B1

0.5 - 3.861 Acres  
\$16/SF (\$348,480 - \$2,690,962)

## ZONING

Meadows PD, C-O-I Area

## ABOUT THE PROPERTY

- Commercial-Office-Industrial zoning allows for a wide range of industrial and light industrial uses, including accessory outdoor storage yards ([CLICK HERE](#))
- Land can be subdivided to buyer's requirements.
- Last remaining acreage in the Meadows Parkway North district.
- Full-movement signalized intersection on Meadows Parkway is completed, allowing for ease of access to I-25 and US-85.

6-B1

THE MEADOWS FILING  
AREA NO. 2, AMENDM]

A REPLAT OF LOTS 7 & 8, TRAC  
THE MEADOWS FILING NO. 17, AREA  
LOT 6B, THE MEADOWS FILING NO. 17, AREA N  
LOCATED WITHIN THE SW 1/4 SECTION 27,  
RANGE 67 WEST OF THE SIXTH PRINC  
TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS

Sheet 2 of 3

**LEGEND**

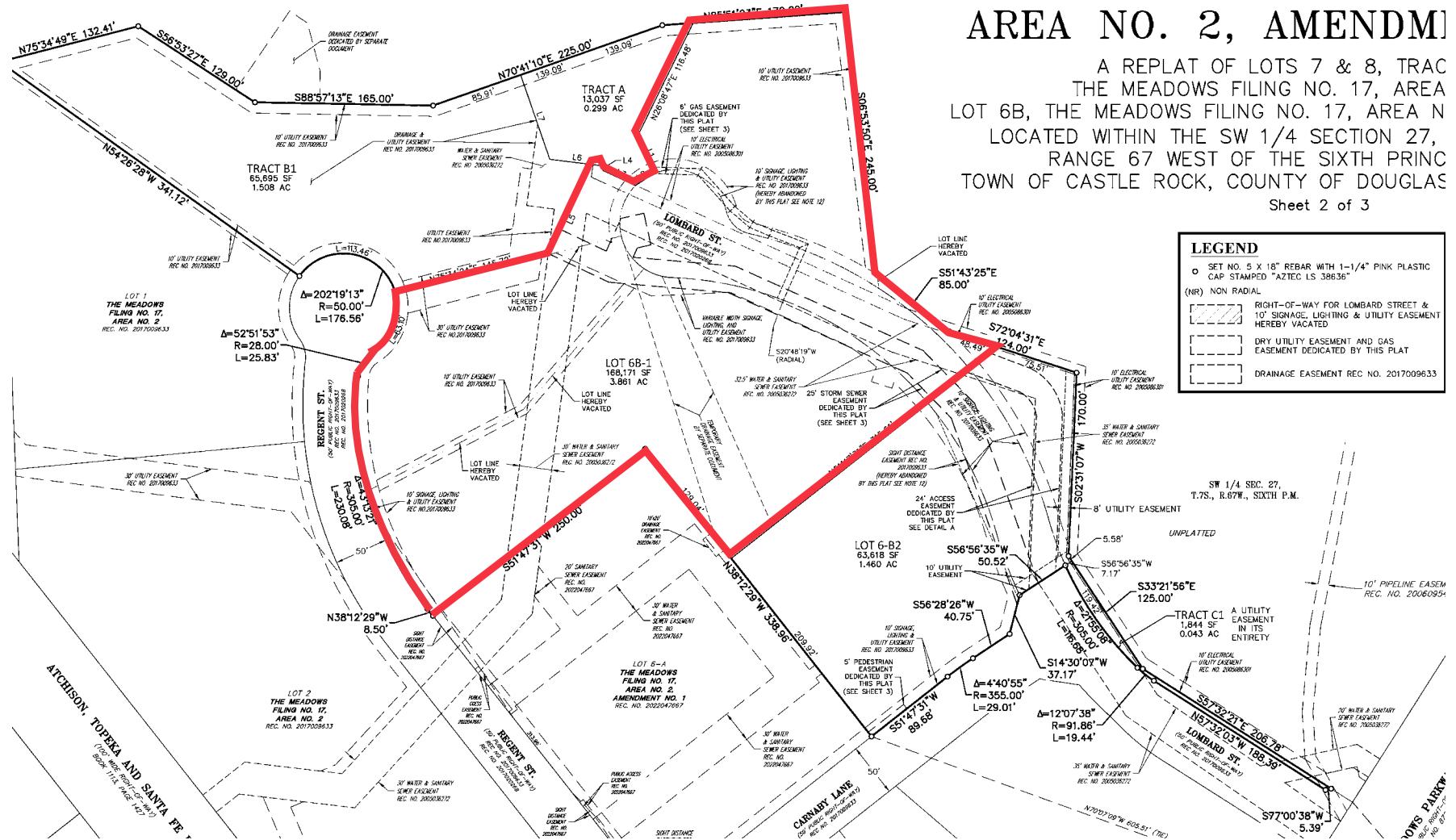
- o SET NO. 5 X 18" REBAR WITH 1-1/4" PINK PLASTIC CAP STAMPED "AZTEC LS 38636"

(NR) NON RADIAL

RIGHT-OF-WAY FOR LOMBARD STREET & 10' SIGNAGE, LIGHTING & UTILITY EASEMENT HEREBY VACATED

DRY UTILITY EASEMENT AND GAS EASEMENT DEDICATED BY THIS PLAT

DRAINAGE EASEMENT REC NO. 2017009633



# Terrace South

Meadows Parkway | Castle Rock, CO



## AVAILABLE

0.5 - 11.37 Acres

## PRICE

Call Broker

## ZONING

Meadows PD COI Area

## ABOUT THE PROPERTY

- Entire parcel for sale
- The COI (Commercial, Office, Industrial) planning area of the Meadows provides for some of the most permissive zoning, allowing for a variety of uses [\(CLICK HERE\)](#)

**AVAILABLE**

5.716 Acres

**PRICE**

Call Broker

**ZONING**

Meadows PD COI Area

**ABOUT THE PROPERTY**

- 5.716 acres adjacent to Castle Rock Middle and High School, Arapahoe Community College, and AdventHealth Castle Rock.
- Perfect corporate campus location in the heart of the Meadows.
- Land features incredible views and backs up to scenic creek with trail system.
- Walkable to Town Center with numerous retail amenities.
- 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](#))

# The Arbors

Meadows Drive | Castle Rock, CO



## FOR SALE OR GROUND LEASE

### AVAILABLE

**Lot 3A**  
6.333 Acres | Call Broker for Pricing

**Lot 3D**  
6 Acres | Call Broker for Pricing

**Lot 1**  
1.991 Acres | Call Broker for Pricing

**Lot 3-1**  
3.28 Acres | Call Broker for Pricing

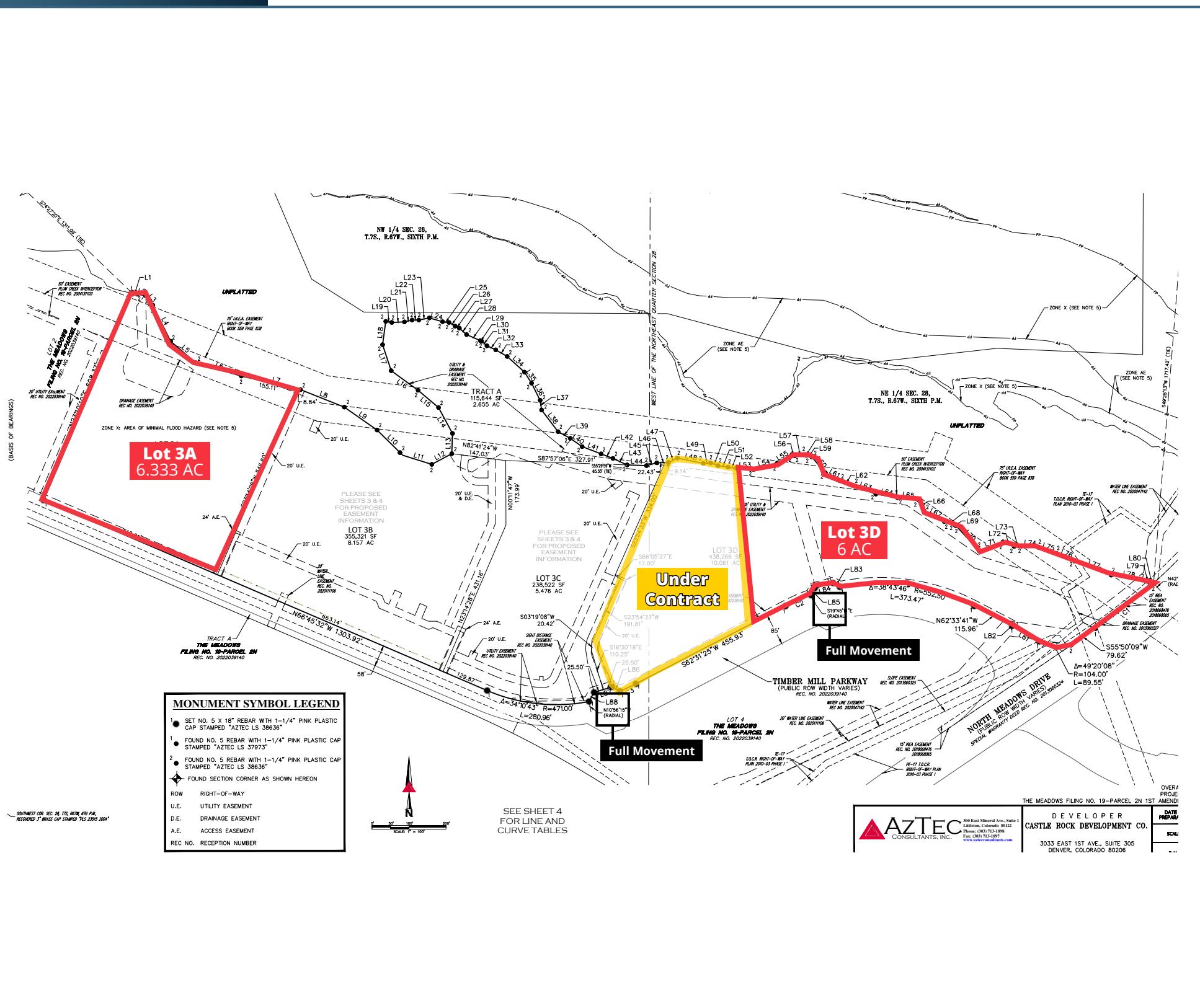
**Lot 3-2**  
0.79 Acres | Call Broker for Pricing

**Lot 3-3**  
2.38 Acres | Call Broker for Pricing

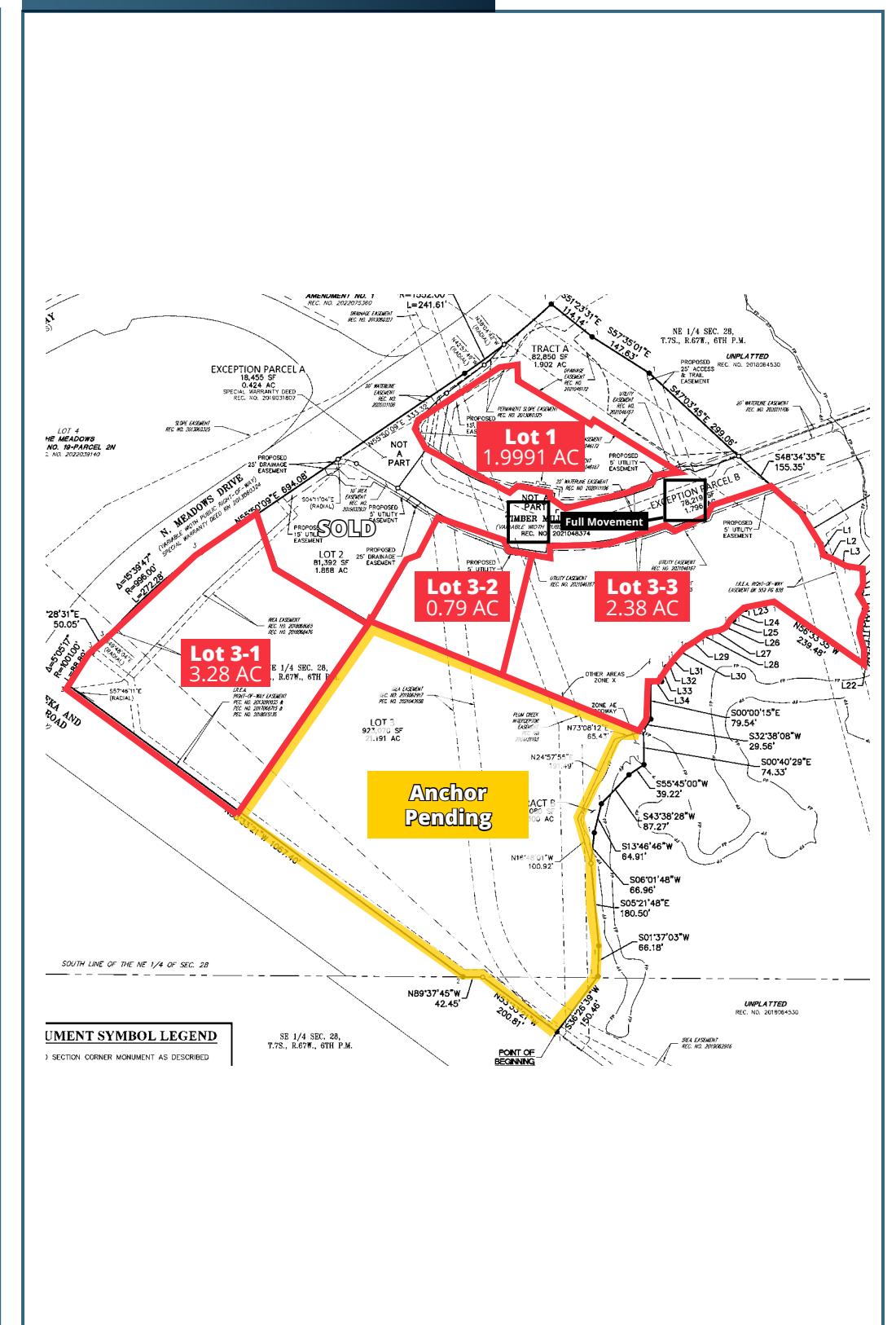
### ABOUT THE PROPERTY

- Castle Rock's next major retail intersection. Pad sites and anchor locations available for sale and ground lease
- The COI (Commercial, Office, Industrial) planning area of the Meadows provides for some of the most permissive zoning, allowing for a variety of uses: zoned for light and medium industrial, office, commercial, senior multifamily ([CLICK HERE](#))
- Lot 3A is largest industrial zoned acreage allowing for outdoor storage in Castle Rock.
- Lot is rough-graded with all regional access and drainage in place. Wet and dry utilities have been installed within the public right-of-way.

## LOT 3A & 3D



LOT 3-1, 3-2, 3-3, 1



# Meadows - Demographics

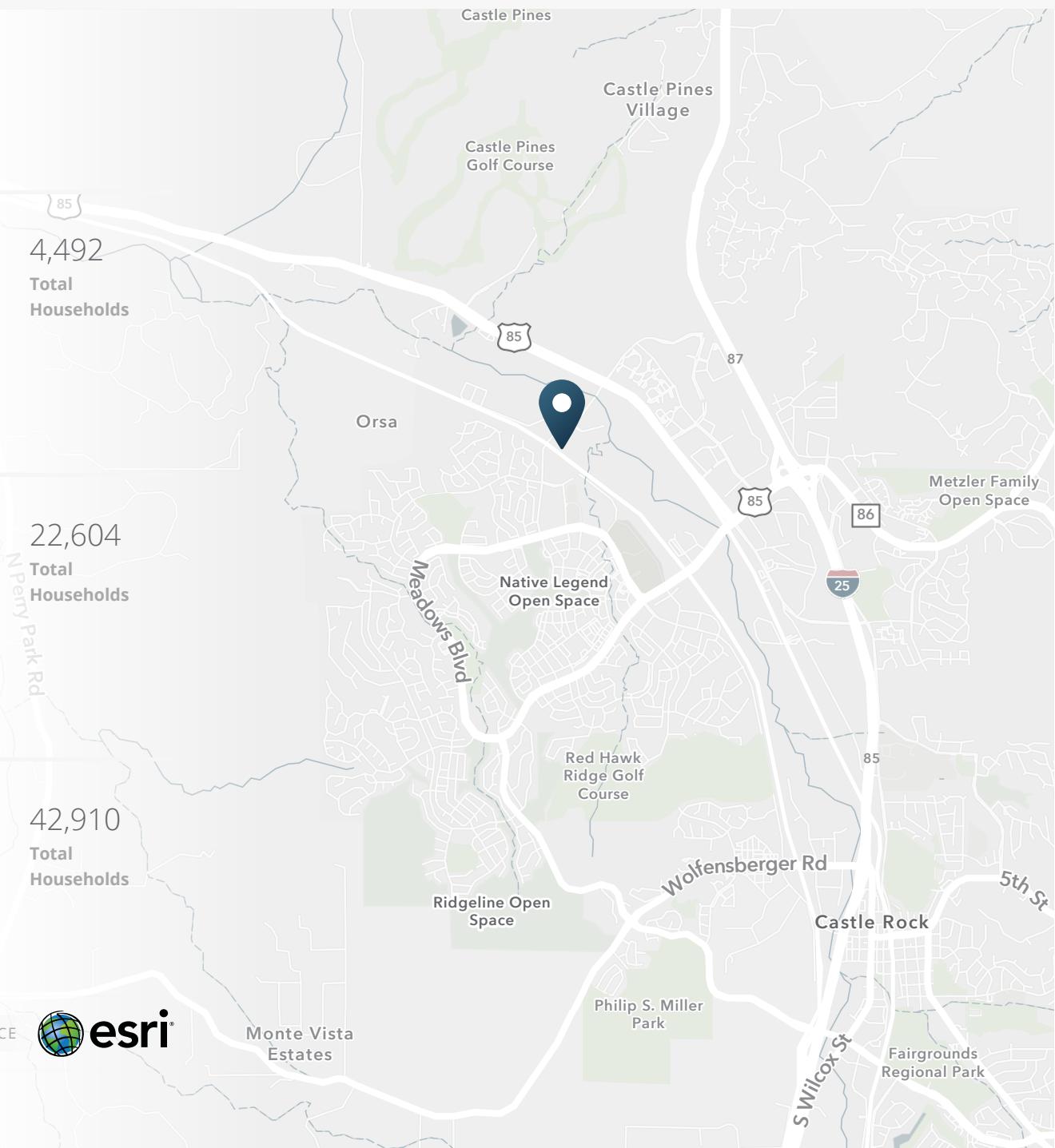
Castle Rock, CO



## DEMOGRAPHIC HIGHLIGHTS

### 1 MILE

11,122	12,789	\$138,160	4,492
Population	Total Daytime Population	Average Household Income	Total Households



### 3 MILES

64,585	55,706	\$164,415	22,604
Population	Total Daytime Population	Average Household Income	Total Households

### 5 MILES

118,827	93,097	\$164,712	42,910
Population	Total Daytime Population	Average Household Income	Total Households

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

SOURCE



# THE MEADOWS at Castle Rock

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