

# FOR SALE

## NEW HOPE LAND

SEC Meadows Parkway & Red Hawk Drive | Castle Rock, CO 80104



Castle Rock Adventist Hospital

Maverik Gas Station

AMC Castle Rock Movie Theater

Castle Rock Fire Station 154

Bonaventure of Castle Rock

ANB Bank

New Hope Presbyterian Church

Sherwin-Williams

Meadows Parkway

Red Hawk Dr



Site Size  
Approximately  
1.5-2.0 AC



Sale Price  
\$26.00/SF

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**navpoint**  
REAL ESTATE GROUP



**SALE PRICE:** \$26.00/SF  
**County:** Douglas  
**Parcel Number:** 2351-342-01-004  
**Size:** Approximately 1.5-2.0 Acres (Negotiable)  
**Type:** Land  
**Zoning:** Buyer to Replat & Rezone to a Commercial Use  
**Building Authority:** Town of Castle Rock

## DEMOGRAPHICS

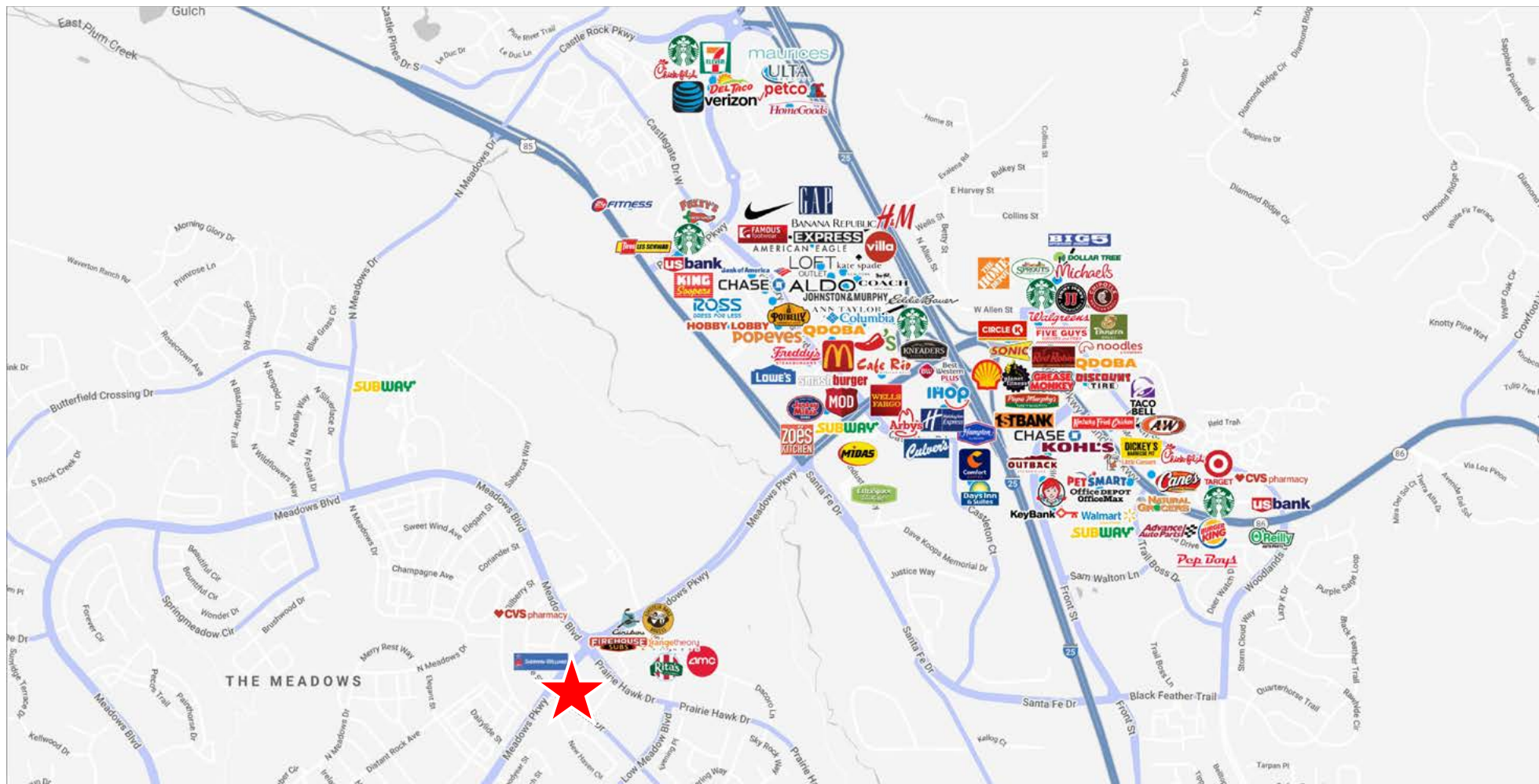
### OFFICE/MEDICAL DEMOGRAPHICS IN 3 MILE RADIUS

	3 Mile
SF of Office	404,000
Occupancy Rate	78.4%
Average Asking Rate/SF/YR Full Service Gross	\$22.17 Full Service Gross Per Square Foot Per Year
Total SF Available	87,620

### POPULATION DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	11,810	51,068	88,797
2022 Population	9,791	43,845	76,303
Annual Growth 2010-2022	12.4%	3.4%	3.1%
Annual Growth 2022-2027	4.1%	3.4%	3.3%
Median Age	36.2	38.6	39.2
Average Household Income	\$132,324	\$137,078	\$142,529

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Springs at Castle Rock Apartments

Arapahoe Community College

Castle Rock Adventist Hospital

The Library CO. Bar & Kitchen

Gregston Orthodontics

ANB Bank

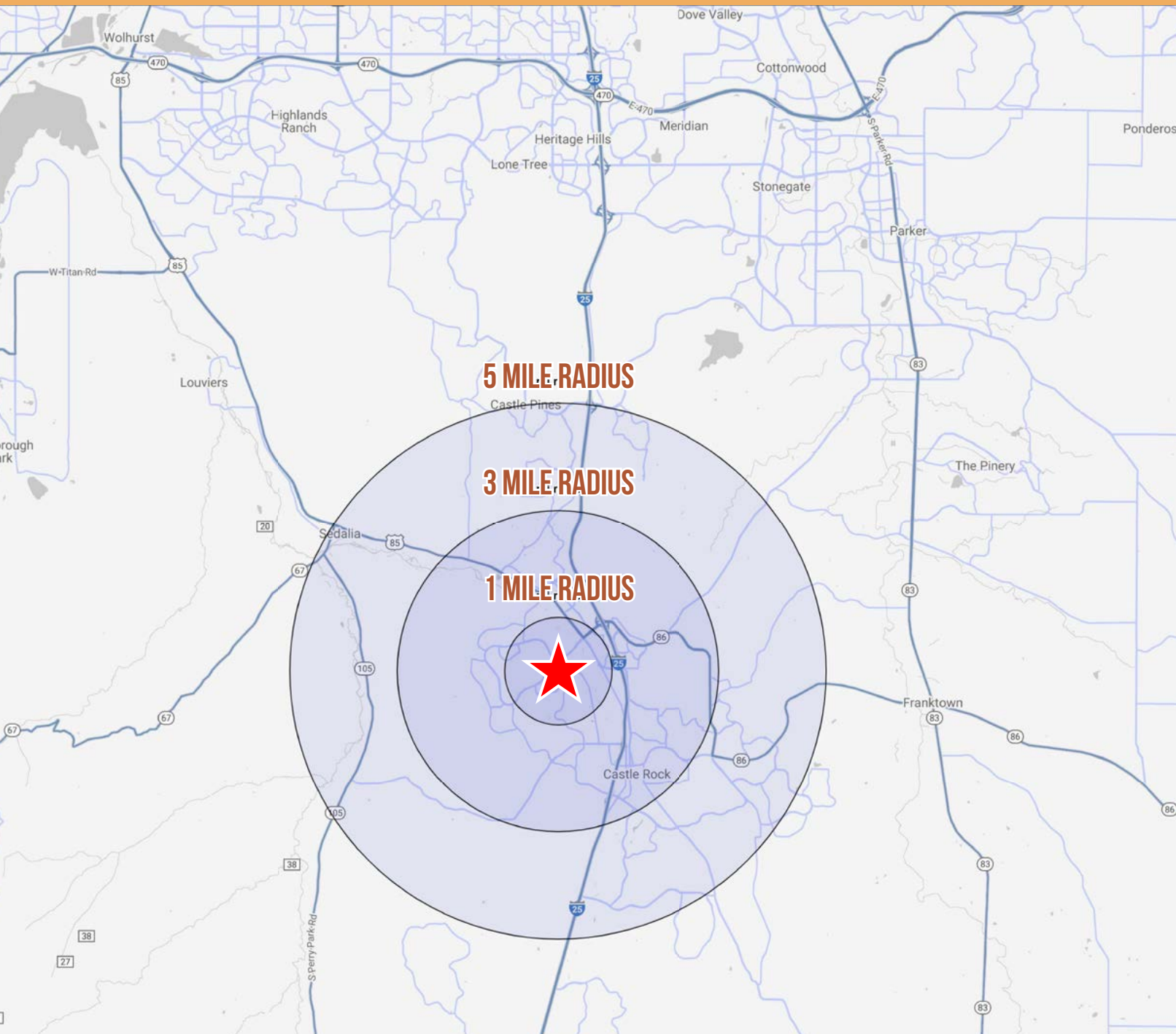
Sherwin-Williams

New Hope Presbyterian Church

Meadows Parkway

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County  
Douglas

# CASTLE ROCK vs REST OF U.S.

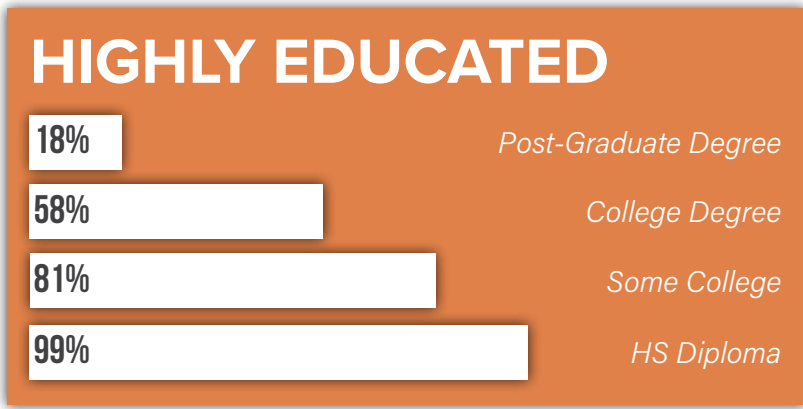
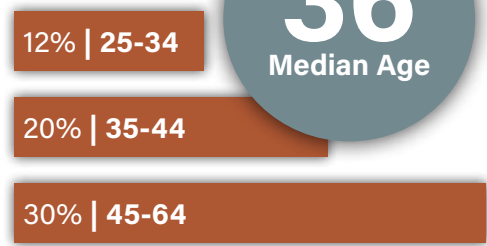
## EXPLOSIVE POPULATION GROWTH



**\$450,000**  
Average Cost of Single-Family Home

**\$145,000**  
Average Household Income

**36**  
Median Age



**4TH**  
Best Place to Live  
CNN Money

**7TH**  
Fastest Growing City  
US Census

**5TH**  
Wealthiest County  
Forbes

**1ST**  
Healthiest County  
US News

Douglas County is rated as the ninth highest-income counties by median household income.

Nearly 69% of commuters would prefer to work in Castle Rock and 27% would consider taking a 10% pay cut to do so.

Douglas County grew 191% between 1990 and 2000 making it the fastest growing county in the US in the decade.

49% of employed Castle Rock residents work in the metro Denver area and 8% work in the Colorado Springs area.