

CROWFOOT VALLEY ROAD

5053 Crowfoot Valley Road, Castle Rock, CO 80108

CORKEN +
COMPANY
REAL ESTATE GROUP

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Corken + Company Real Estate
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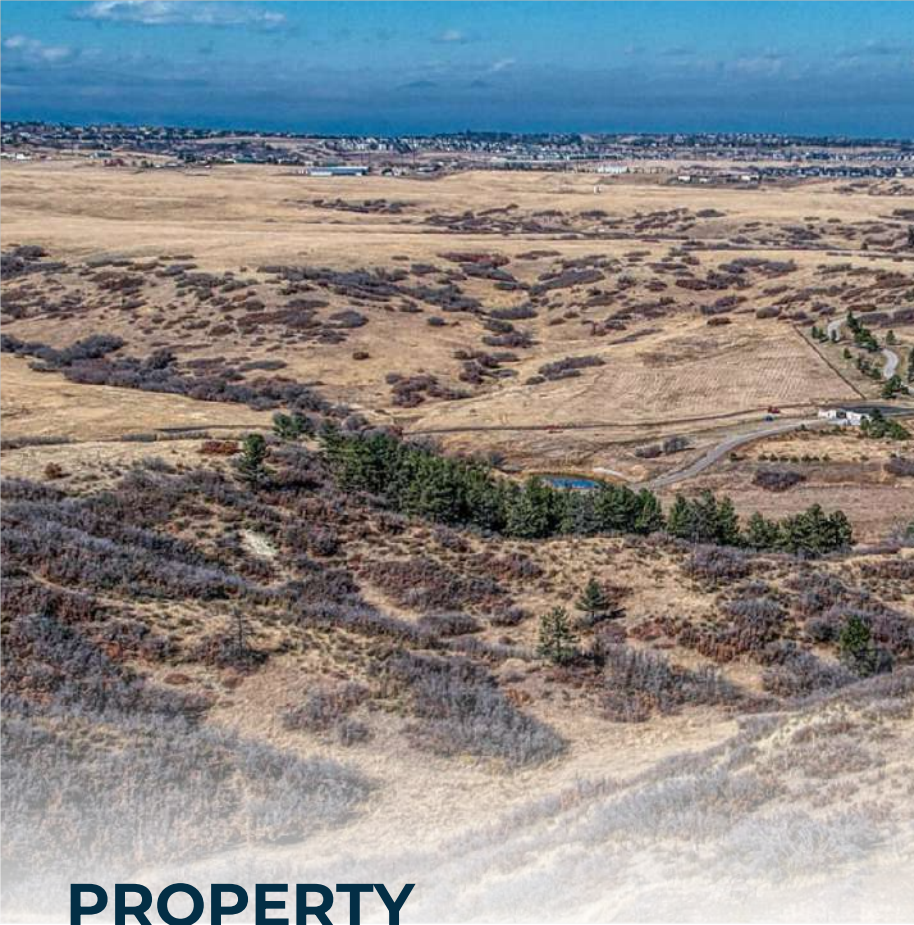
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PROPERTY INFORMATION

PURCHASE PRICE
\$8,250,000.00

PROPERTY ADDRESS
5053 Crowfoot Valley Road
Castle Rock, CO 80108

PROPERTY SIZE
2,613,600 Sq. Ft.

LAND SIZE
60.00 Acres

CROWFOOT VALLEY ROAD

5053 Crowfoot
Valley Road Castle
Rock, CO 80108

Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..

PROPERTY OVERVIEW

Discover a prime development opportunity in the heart of Castle Rock! A sprawling 60-acre parcel, situated directly opposite the coveted Macanta community, awaits your vision. This expansive land offers an unparalleled chance to create a unique residential or commercial project that will stand out in this thriving area.

The property's size allows for large-lot development, providing ample space for innovative designs and layouts. Imagine luxury homes with spacious yards, or a commercial complex that could serve the growing population of Castle Rock. The possibilities are endless.

The location is another significant advantage.



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PROPERTY
PHOTOS



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PROPERTY
PHOTOS



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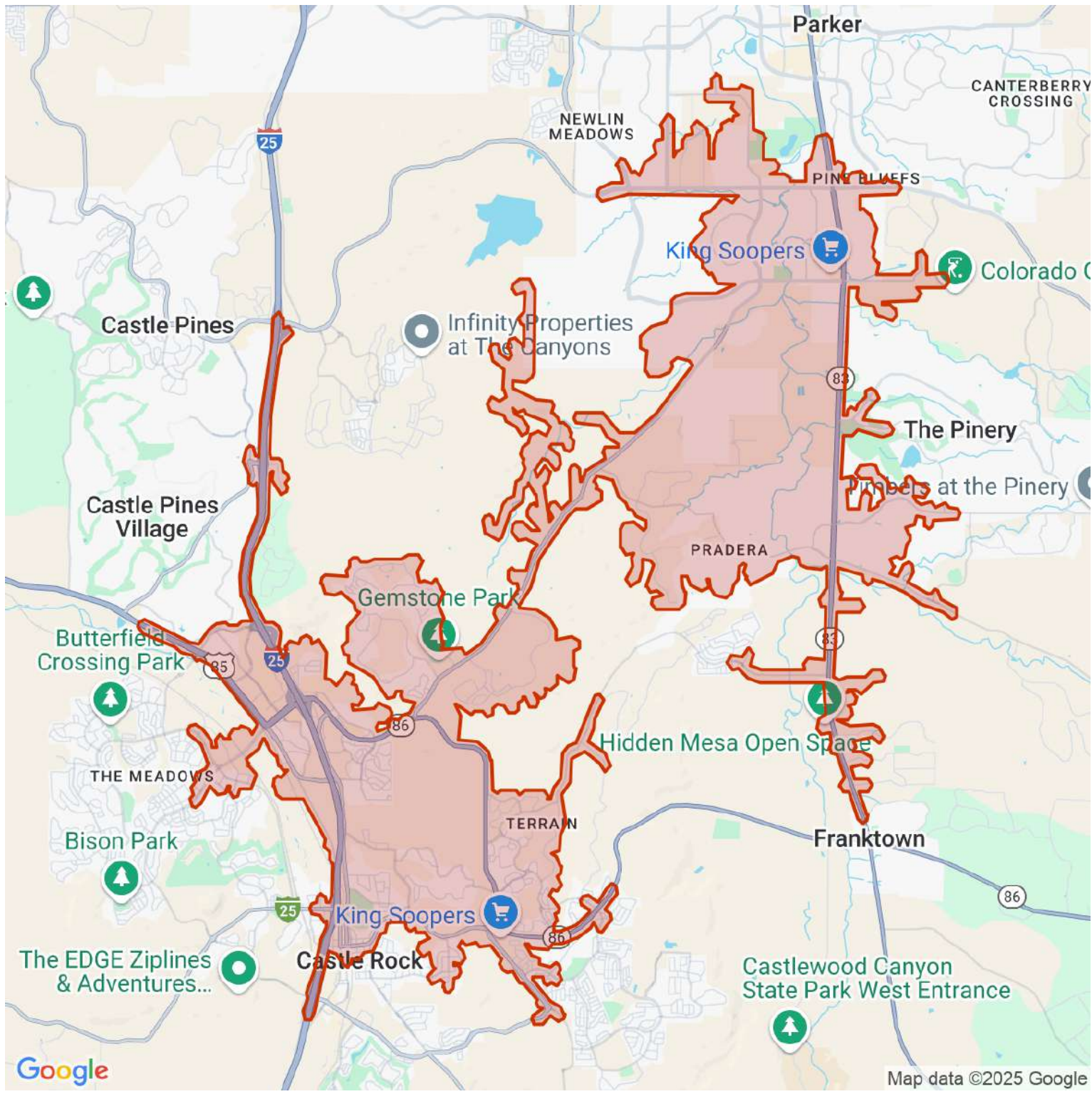
PROPERTY
PHOTOS



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LOCATION/STUDY AREA MAP (DRIVE TIME: 10 MINUTES)



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INFOGRAPHIC: KEY FACTS (DRIVE TIME: 10 MINUTES)

KEY FACTS

40,522
Population

38.1 Median Age



2.85
Average Household Size

11,686
Total Households

EDUCATION



1.17%
No High School Diploma



18.32%
High School Graduate



16.14%
Some College

40.69%
Bachelor's/ Grad

BUSINESS



EMPLOYMENT

5,419
Retail Trade Employees

222
Manufacturing Employees

641
Finance/Ins/Real Estate Emp

2,043
Eating & Drinking Employees

2.5% Unemployment Rate

INCOME

\$138,875
Median Household Income

\$61,522
Per Capita Income

\$689,406
Median Net Worth

Households by Income

The largest group : \$200,000+ (29.59%) ■
The smallest group : \$15,000 - \$24,999 (2.04%) ■

Indicator	Value(%)	
< \$15,000	2.49	
\$15,000 - \$24,999	2.04	
\$25,000 - \$34,999	2.58	
\$35,000 - \$49,999	5.18	
\$50,000 - \$74,999	8.59	
\$75,000 - \$99,999	11.59	
\$100,000 - \$149,999	20.92	
\$150,000 - \$199,999	17	
\$200,000+	29.59	



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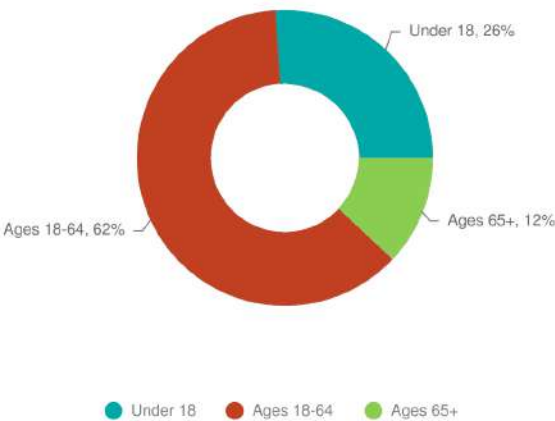


INFOGRAPHIC: POPULATION TRENDS (DRIVE TIME: 10 MINUTES)

POPULATION TRENDS AND KEY INDICATORS
10Minute Drive Time

40,522 Population	14,062 Households	38.1 Median Age
2.85 Avg Size Household	\$138,875 Median Household Income	\$674,119 Median Home Value
168 Wealth Index	84 Housing Affordability	47.2 Diversity Index

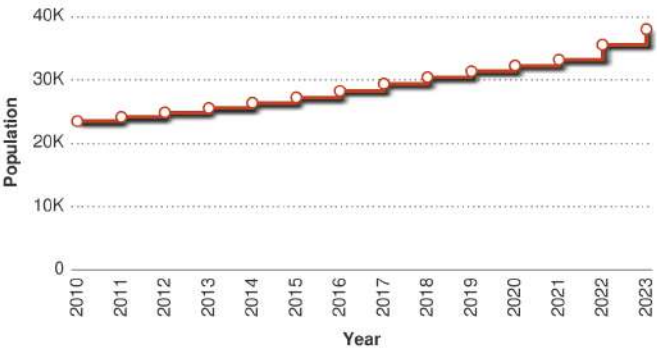
POPULATION BY AGE



POPULATION BY GENERATION

 2.49% Greatest Gen: Born 1945/Earlier	 15.23% Baby Boomer: Born 1946 to 1964	 23.1% Generation X: Born 1965 to 1980
 23.5% Millennial: Born 1981 to 1998	 25.36% Generation Z: Born 1999 to 2016	 10.32% Alpha: Born 2017 to Present

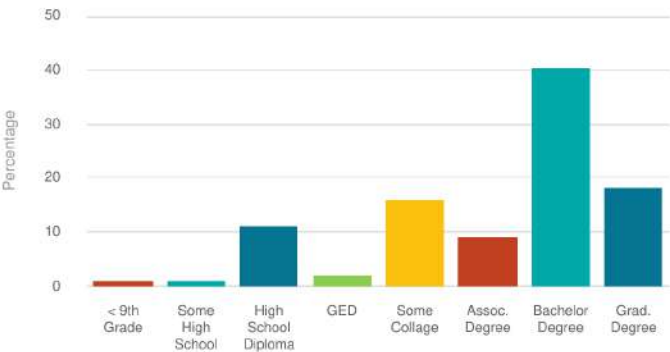
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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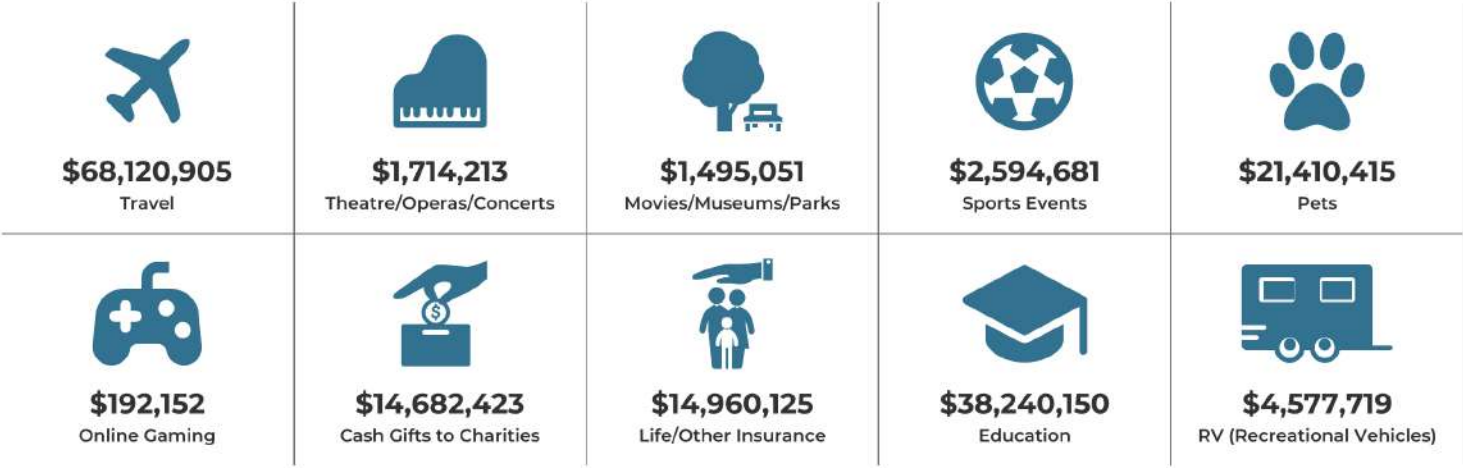


Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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INFOGRAPHIC: LIFESTYLE / TAPESTRY

Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- Segment 1A (Top Tier)

Segment 1B (Professional Pride)

Segment 1C (Boomburbs)

Segment 1D (Savvy Suburbanites)

Segment 1E (Exurbanites)

Segment 2A (Urban Chic)

Segment 2B (Pleasantville)

Segment 2C (Pacific Heights)

Segment 2D (Enterprising Professionals)

Segment 3A (Laptops and Lattes)

Segment 3B (Metro Renters)

Segment 3C (Trendsetters)

Segment 4A (Soccer Moms)

Segment 4B (Home Improvement)

Segment 4C (Middleburg)

Segment 5A (Comfortable Empty Nesters)

Segment 5B (In Style)

Segment 5C (Parks and Rec)

Segment 5D (Rustbelt Traditions)

Segment 5E (Midlife Constants)

Segment 6A (Green Acres)

Segment 6B (Salt of the Earth)

Segment 6C (The Great Outdoors)

Segment 6D (Prairie Living)

Segment 6E (Rural Resort Dwellers)

Segment 6F (Heartland Communities)

Segment 7A (Up and Coming Families)

Segment 7B (Urban Villages)

Segment 7C (American Dreamers)

Segment 7D (Barrios Urbanos)

Segment 7E (Valley Growers)

Segment 7F (Southwestern Families)

Segment 8A (City Lights)

Segment 8B (Emerald City)
- Segment 8C (Bright Young Professionals)

Segment 8D (Downtown Melting Pot)

Segment 8E (Front Porches)

Segment 8F (Old and Newcomers)

Segment 8G (Hardscrabble Road)

Segment 9A (Silver & Gold)

Segment 9B (Golden Years)

Segment 9C (The Elders)

Segment 9D (Senior Escapes)

Segment 9E (Retirement Communities)

Segment 9F (Social Security Set)

Segment 10A (Southern Satellites)

Segment 10B (Rooted Rural)

Segment 10C (Diners & Miners)

Segment 10D (Down the Road)

Segment 10E (Rural Bypasses)

Segment 11A (City Strivers)

Segment 11B (Young and Restless)

Segment 11C (Metro Fusion)

Segment 11D (Set to Impress)

Segment 11E (City Commons)

Segment 12A (Family Foundations)

Segment 12B (Traditional Living)

Segment 12C (Small Town Simplicity)

Segment 12D (Modest Income Homes)

Segment 13A (International Marketplace)

Segment 13B (Las Casas)

Segment 13C (NeWest Residents)

Segment 13D (Fresh Ambitions)

Segment 13E (High Rise Renters)

Segment 14A (Military Proximity)

Segment 14B (College Towns)

Segment 14C (Dorms to Diplomas)

Segment 15 (Unclassified)

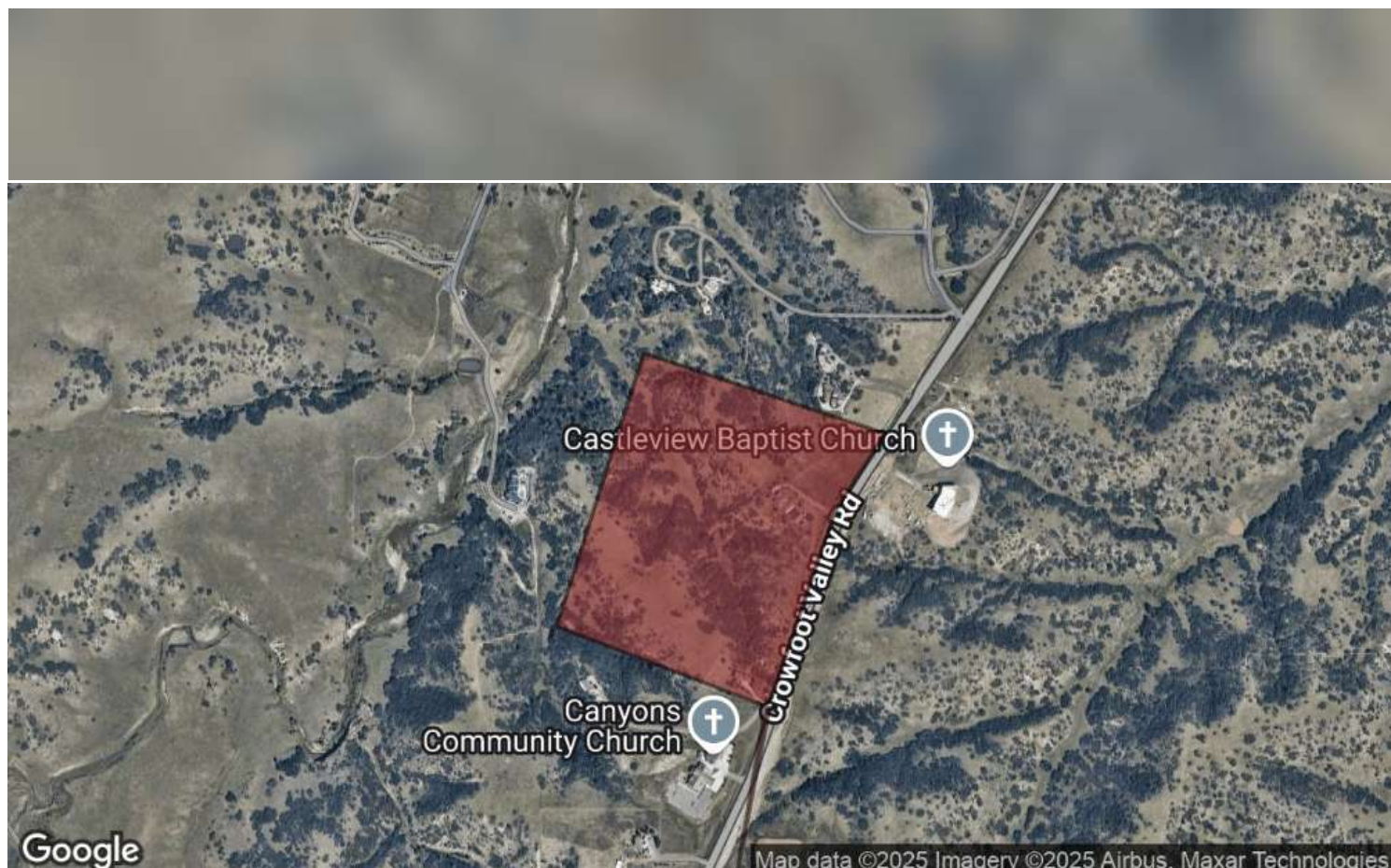
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A map of the Denver, Colorado metropolitan area and surrounding regions. A red pin is placed on Castle Rock, which is located south of Denver. The map shows major highways including I-70, I-25, I-76, US-40, US-285, and US-24. Other cities and towns labeled include Boulder, Broomfield, Denver, Lakewood, Aurora, Breckenridge, Limon, Colorado Springs, and Cripple Creek. The Pike-San Isabel National Forest is also indicated. The Google logo is in the bottom left corner, and the text 'Map data ©2025 Google' is in the bottom right corner.



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AERIAL ANNOTATION MAP



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CONTACT



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