

**\$7,895,000**  
Castle Rock, CO

**RBM**  
Real Estate Solutions



**±44 ACRES FOR SALE**  
ADJACENT TO DAWSON TRAILS DEVELOPMENT

## LIGHT INDUSTRIAL PARCEL

CASTLE ROCK, CO

44.368 ACRES

## CONTACTS & DISCLAIMER



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I-25BL / PLUM CREEK PKWY

FAIRGROUNDS REGIONAL PARK



**COSTCO WHOLESALE**  
 Coming Soon  
 Projected Opening  
 Spring 2027

NEW INTERCHANGE (OPENING Spring 2027)



FRONTAGE RD

CANAM HWY / I-25 / US-87 84,000 AADT

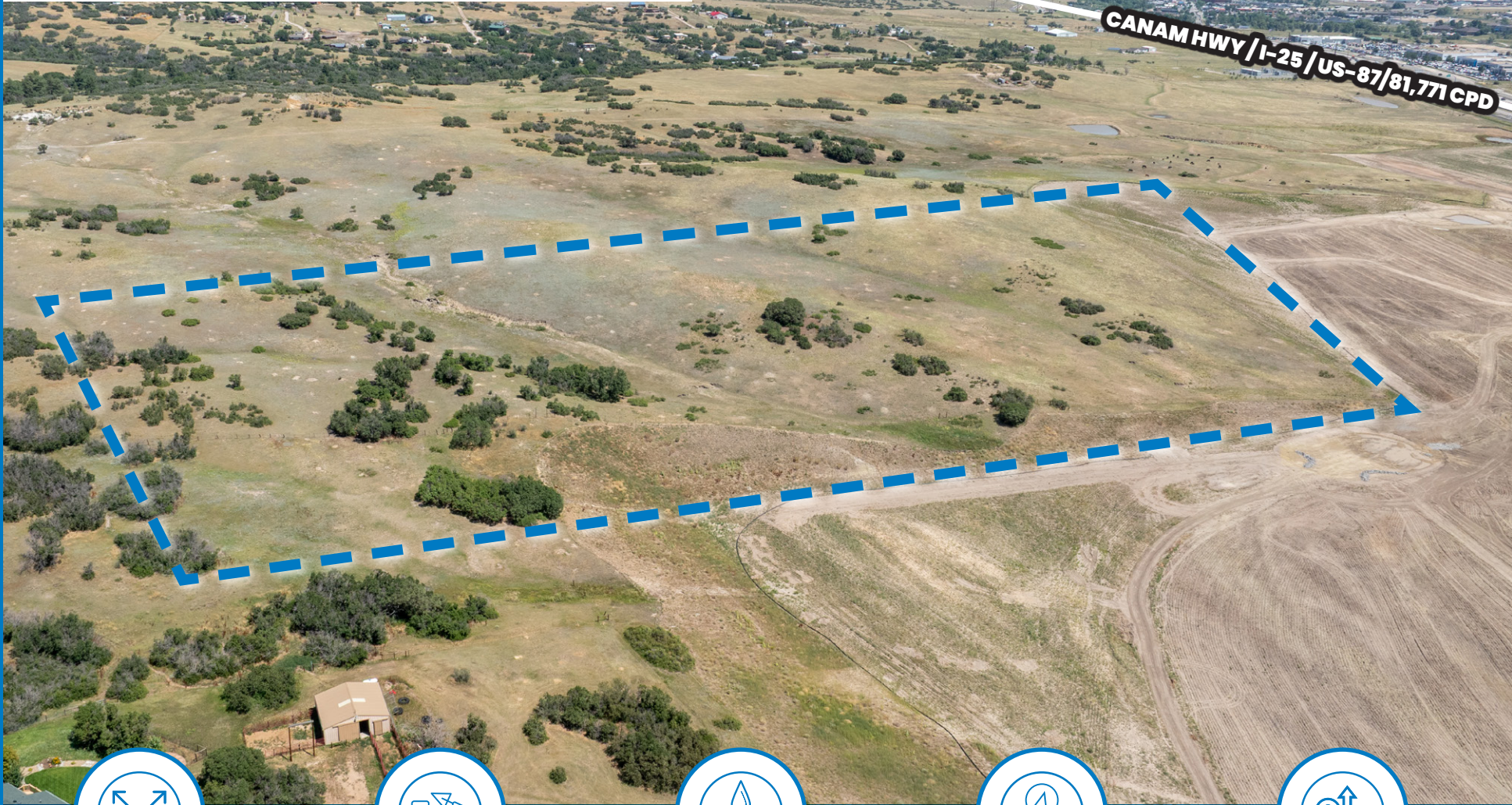
COLLECTOR RD

CRYSTAL VALLEY

DAWSON TRAILS BLVD

**HCA HealthONE**  
 Coming Soon

# PROPERTY OVERVIEW



**±44 Acres**



**Zoned Light Industrial**



**Water Rights Included**

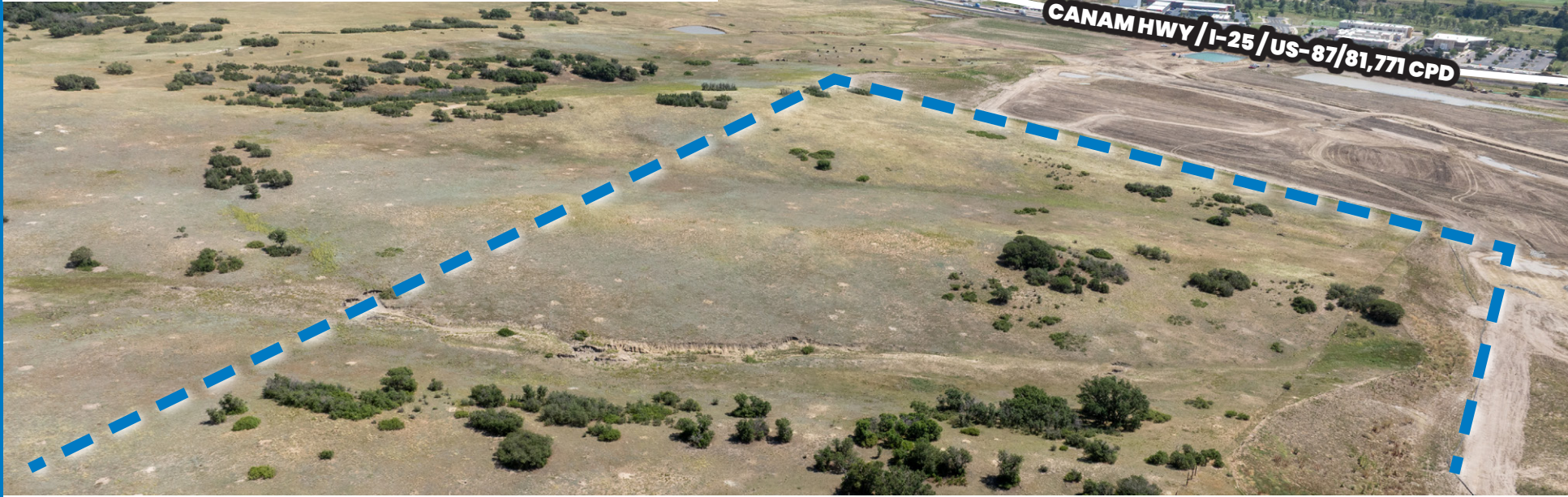


**I-25 Visibility**



**Future Interchange Access**

# PROPERTY OVERVIEW



- **Parcel #:** 2505-150-00-049
- **Zoning:** Light Industrial
- **Acreage:** 44.368 acres
- **Water Rights:** Rights under 281 acres in part of the South ½ of Section 15 and part of the Northwest ¼ of Section 22, Township 8 South, Range 67 West
- **Mineral Rights:** None
- **Flood Zone:** No

# LIGHT INDUSTRIAL ZONING

## CASTLE ROCK, CO – LIGHT INDUSTRIAL (I-1) ZONING DEFINITION

Under **Section 17.28.010 – Description and Purpose**, the **I-1 District** is defined as:

“The I-1 District is intended to allow industrial development with minimal impact to residential and commercial areas. Such zones will require setbacks and landscaping to ensure compatibility with any abutting residential areas. The regulations of this District are intended to provide structural standards, standards of intensity of use and standards of external effects compatible with the surrounding or abutting residential districts. To these ends, development is limited to low intensity, external effects are limited and permitted uses are limited to those manufacturing and wholesaling activities which can be operated in a clean and quiet manner.”

This makes clear that the I-1 zone is specifically crafted for **low-intensity industrial and wholesale operations** that are:

- Compatible with neighboring residential and commercial areas
- Characterized by minimal external impacts such as noise, glare, dust, or odor
- Governed by structural and landscaping requirements to ensure smooth integration with the surroundings

*Source: orgov.com*

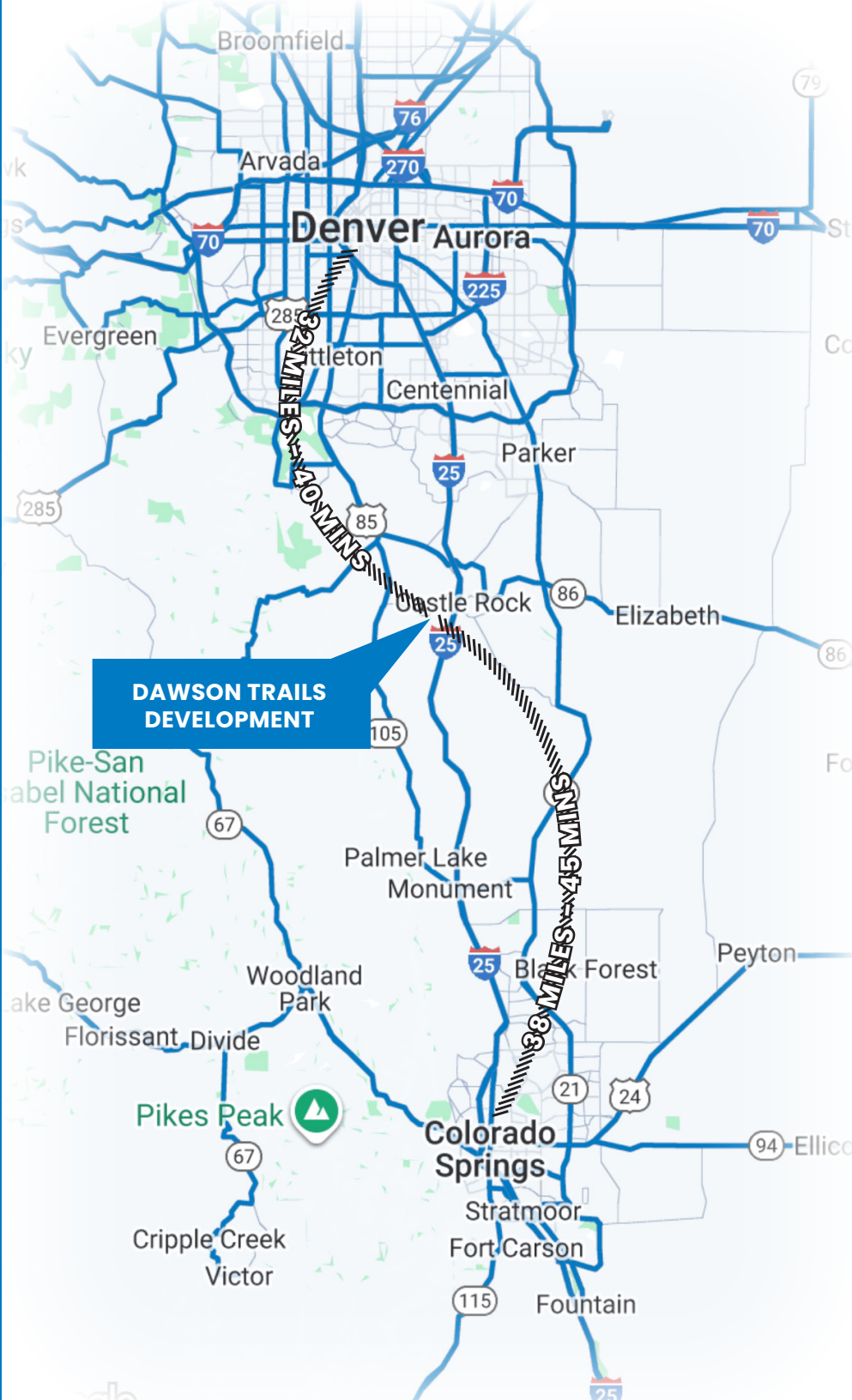


## LIGHT INDUSTRIAL – RESEARCH AND DEVELOPMENT (LI-RD AREA)

### 14.1 Permitted Uses

- (a) Light industrial (assembly, fabricating and processing).
- (b) Office/warehouses.
- (c) Offices.
- (d) Parking lots, structures and garages.
- (e) Research facilities and laboratories.
- (f) Restaurants.
- (g) Retail (repair services, showrooms and support services).
- (h) Veterinarian clinics and kennels.

# DAWSON TRAILS



**DAWSON TRAILS DEVELOPMENT**

## Castle Rock's Hub of New Growth

**The 44-acre parcel we are offering for sale is directly adjacent to Dawson Trails, a major mixed-use development in southwest Castle Rock,** featuring nearly 6,000 homes, trails, open space, and over 3 million square feet of commercial space. At its center will be a new Costco, positioned near the future Crystal Valley Parkway interchange off I-25—establishing the area as a key retail and residential hub.

The upcoming Costco will span 160,000 square feet, include a fuel station and nearly 900 parking spaces. It's expected to generate hundreds of jobs and strong sales tax revenue. Opening is planned for spring 2027, aligned with the new freeway interchange that will improve access and spur additional development.

Castle Rock sits between Denver and Colorado Springs—roughly 40 minutes from Denver and 45 from Colorado Springs. The Dawson Trails Development will bring key retail and lifestyle amenities to residents, reducing the need to travel to Denver or Colorado Springs, enhancing quality of life and supporting the town's regional appeal.

# CASTLE ROCK DEMOGRAPHICS

2025 Summary	3 Miles	5 Miles	10 Miles
Population	49,707	89,510	148,449
Households	18,005	31,572	52,227
Families	13,506	24,212	41,351
Average Household Size	2.74	2.81	2.83
Owner Occupied Housing Units	13,610	24,572	43,538
Renter Occupied Housing Units	4,395	7,000	8,689
Median Age	38.1	38.0	40.1
Median Household Income	\$145,179	\$151,277	\$160,759
Average Household Income	\$174,118	\$184,310	\$200,716

2030 Summary	3 Miles	5 Miles	10 Miles
Population	55,538	99,160	164,469
Households	20,299	35,240	58,253
Families	15,216	26,978	46,030
Average Household Size	2.72	2.79	2.81
Owner Occupied Housing Units	15,538	27,724	48,882
Renter Occupied Housing Units	4,761	7,516	9,371
Median Age	38.7	38.5	40.4
Median Household Income	\$162,444	\$168,276	\$182,052
Average Household Income	\$194,168	\$204,355	\$220,318



Sources: Esri, Census.gov, Castle Rock Official Website

# CASTLE ROCK MARKET

## LOCATION & MARKET CONTEXT

Castle Rock is ideally situated between Denver and Colorado Springs, with direct access via Interstate 25 and Highway 86. With a population exceeding 80,000 and growing steadily, the town offers a dynamic environment for development. Demand for housing, retail, and services continues to rise with the influx of residents.

## DEMOGRAPHICS & ECONOMIC PROFILE

The town's population is affluent and well-educated, with household incomes and education levels above national averages. Most residents work in professional, healthcare, or technical fields, though many commute to nearby metros—highlighting a strong opportunity to meet local demand for jobs, services, and amenities closer to home.

## COMMERCIAL REAL ESTATE LANDSCAPE

Castle Rock's commercial sector includes expanding retail, office, and medical spaces. Real estate values and lease rates are solid, reflecting both consumer strength and business confidence. Local government is proactive in supporting new development, making it easier for investors to navigate approvals and capitalize on emerging growth.

## INVESTMENT APPEAL & STRATEGIC OUTLOOK

Combining small-town character with high quality of life, Castle Rock is ideal for upscale commercial projects. Its growing, high-income population supports retail, mixed-use, and healthcare-focused development. Developers aligned with the town's smart-growth vision are well positioned to benefit from long-term economic and demographic momentum.



Sources: Esri, Census.gov, Cityfeet, Castle Rock Official Website

# DENVER & COLORADO SPRINGS PROXIMITY



**Denver** is the state's capital and largest city, with a population of over 708,000. Known for its dynamic economy, outdoor lifestyle, and growing appeal to young professionals, it's one of the fastest-growing metro areas in the U.S. The city serves as a major regional hub between the Midwest and the West Coast, attracting businesses and talent alike. With a diverse economy, competitive cost of doing business, and access to world-class infrastructure like Denver International Airport, the city continues to position itself as a top destination for investment and innovation.

**Top Employers:** City and County of Denver, Denver Public Schools, State of Colorado, United Airlines, HCA HealthOne, Southwest Airlines, Denver Health, and ADP TotalSource.

**Population & Households:** Over 708,000 residents and nearly 340,000 households, with a homeownership rate around 50%.

**Strategic Location:** Central U.S. location makes it a key logistics and air travel hub with DIA serving as a major economic engine.

*Sources: Denver Economic Development & Opportunity (DEDO), Metro Denver Economic Development Corporation, City of Denver Comprehensive Annual Financial Report*

**Colorado Springs**, perched at the base of Pikes Peak roughly 70 miles south of Denver, is Colorado's second-largest city by population—with over 497k residents and the largest by land area. Its diversified economy is anchored in military installations and defense contracting, thriving aerospace and tech sectors, growing semiconductor manufacturing, healthcare, and tourism. Strategic assets like the U.S. Air Force Academy, multiple Space Force bases, and natural attractions like Garden of the Gods strengthen the city's economic and lifestyle appeal.

**Major Employers:** Military bases (Fort Carson, Peterson & Schriever SFB), defense contractors (Lockheed Martin, Boeing), and healthcare.

**Growing Sectors:** Tech and semiconductor manufacturing backed by CHIPS Act grants; FedEx, HP Enterprise, Oracle among top tech employers.

**Economic Momentum:** Ranked 5th in Milken Institute's 2025 Best-Performing Cities for strong job/wage growth and business climate.

*Sources: Colorado Springs Chamber & EDC, City of Colorado Springs 2024 Budget "At a Glance" Profile*



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