



10 Acre Parcel For Sale

Castle Rock, Colorado



Listing Agents



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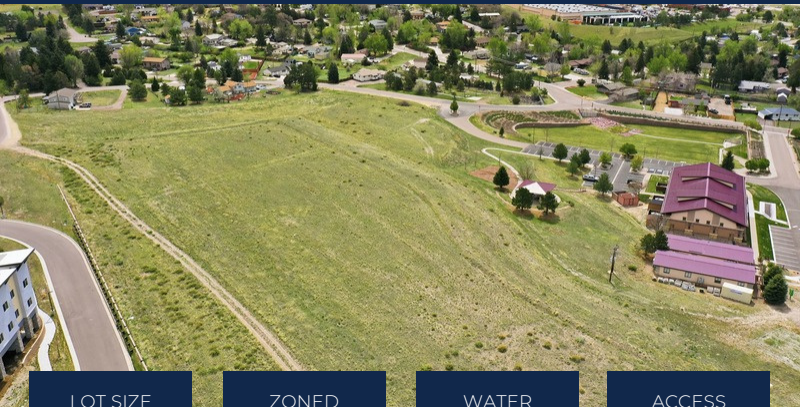


MILISSA EVERLY

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PROPERTY OVERVIEW



LOT SIZE

±10 Acres

ZONED

A1

WATER

District

ACCESS

Home St



Location

The site is located in the Silver Heights district just north of Castle Rock in unincorporated Douglas County with visibility from I-25.

Near By

- Outlets at Castle Rock, Promenade Shops at Castle Rock immediately across I-25
- Home Depot, Sprouts, Michaels, Starbucks and other major brands within 1 mile radius
- 25 miles to Downtown Denver
- 45 miles to Downtown Colorado Springs

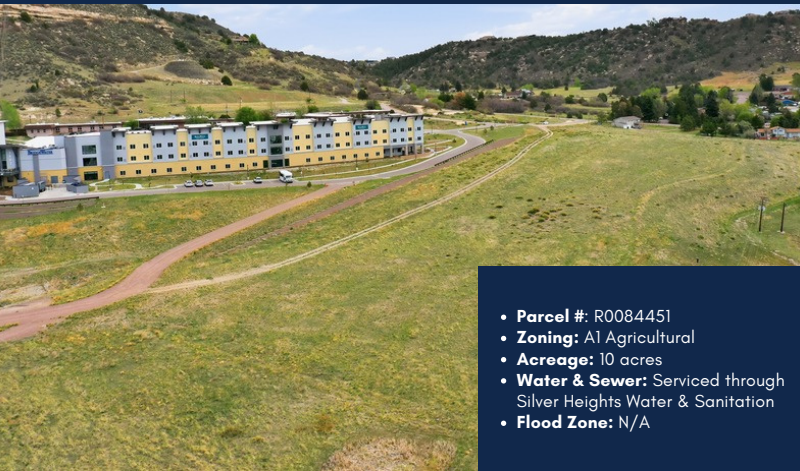
Access

- 1 mile to Founders & I-25 Interchange from Allen St.
- Emergency Access through Happy Canyon



VICINITY MAP

PROPERTY DETAILS



- **Parcel #:** R0084451
- **Zoning:** A1 Agricultural
- **Acreage:** 10 acres
- **Water & Sewer:** Serviced through Silver Heights Water & Sanitation
- **Flood Zone:** N/A

ZONING & USE

DOUGLAS COUNTY, CO – AGRICULTURAL (A-1) ZONING:

- The site is zoned A-1 Agricultural within unincorporated Douglas County and carries legal non-conforming LRR status as a sub-35-acre parcel. The property offers a tiered range of development opportunities depending on a buyer's appetite for entitlement risk and timeline. Use by right today – with no rezoning and no Site Improvement Plan – the site supports a single-family residence, a greenhouse operation of up to one acre (the only non-residential use that requires only a driveway permit), agricultural recreational uses, and agricultural business activities. With a County Site Improvement Plan (a process requiring Planning Commission and Board of County Commissioners approval), the site can support a church of up to 350 seats, a K-12 school, an equine or livestock veterinary clinic, a daycare or preschool, or a larger church congregation. For buyers seeking higher-density residential, senior living, commercial, or other commercial uses, rezoning is the path forward.
- The site benefits from a recorded 42,000-gallon capacity allocation within the Silver Heights Water & Sanitation District's storage infrastructure, a meaningful head start on the utility requirements that any rezoning will demand. Note: the site does not meet the 1/6th adjacency threshold for annexation into the Town of Castle Rock, so any rezoning would be processed through Douglas County.

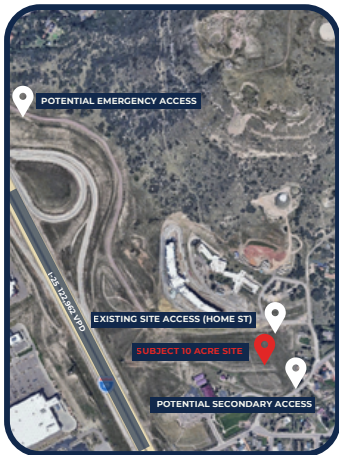


ACCESS & TRAFFIC

SITE ACCESS

The site is currently accessed via Home Street adjacent to the Bridgewater development to the north. Additional access opportunities exist, including a potential full access point off Evalena Road and a possible emergency vehicle access connection through Happy Canyon - both subject to traffic study, verification with Douglas County and likely requiring a developer contribution toward any required improvements. Any entitlement beyond by-right agricultural use will trigger a traffic impact assessment coordinated through Douglas County, and buyers should anticipate early engagement with the County traffic engineer as part of the entitlement process.

What the access question does not diminish is the site's exceptional commercial visibility: the property carries an estimated 120,000-140,000 vehicles per day of I-25 frontage exposure, placing it among the most visible infill land positions remaining along the Castle Rock corridor. For commercial, mixed-use, or institutional buyers, that visibility is a meaningful asset that will be captured in any entitlement scenario. The site sits less than one mile from the I-25 and Founders Parkway interchange, one of the primary commercial nodes serving the Castle Rock, providing exceptional regional connectivity for any commercial or residential use.



UTILITIES & WATER ACCESS

Silver Heights Water and Sanitation District

The site is located within the Silver Heights Water and Sanitation District, and benefits from a recorded Capacity Allocation Agreement reserving 42,000 gallons per day of storage capacity in the district's water storage tank — uncommon for unimproved land in this submarket. The allocation was secured in connection with the adjacent Bridgewater development and is reserved exclusively for the benefit of this property. The district has identified a well location capable of supplying water sufficient for substantially increased density, however the district will need to acquire additional sewer treatment capacity and water rights. Should rezoning be sought, developer contributions will be required.

Additionally, an Intergovernmental Agreement between the Silver Heights Water and Sanitation District and Castle Rock Water will be required to facilitate service to the property, a process that will involve Town of Castle Rock approval. Buyers are encouraged to conduct independent due diligence with the district regarding the full scope of infrastructure requirements and associated costs as part of any rezoning or development program.



[Click to Access Silver Heights Rules and Regulations](#)



[Click Here for Flyover](#)
[and virtual walkthrough](#)
[of the parcel](#)



CASTLE ROCK MARKET

LOCATION & MARKET CONTEXT

Situated midway between Denver and Colorado Springs along the I-25 corridor, Castle Rock is one of Colorado's fastest-growing communities. The population has grown nearly 27% since 2019, reaching approximately 79,000-83,000 residents – with projections approaching 88,000 by 2026. That growth is driving sustained demand for housing, retail, healthcare, and services to serve an expanding resident base.

DEMOGRAPHICS & ECONOMIC PROFILE

Castle Rock's median household income of \$145,197 is nearly double the national median, reflecting a professional workforce typical of the broader Denver metro area. The top employment sectors for residents include Professional, Scientific & Technical Services and Health Care & Social Assistance, with a significant share commuting to surrounding metros – underscoring an unmet local demand for jobs, services, and amenities closer to home.

COMMERCIAL REAL ESTATE LANDSCAPE

Castle Rock offers a broad spectrum of office parks, retail centers, and commercial properties, while still presenting development opportunities to meet future needs as its business community grows. Median home values sit around \$665,000, reflecting the consumer strength that anchors commercial lease rates and retail performance. The town's proactive planning environment supports investor navigation through approvals and entitlements.

INVESTMENT APPEAL & STRATEGIC OUTLOOK

Castle Rock's combination of affluent demographics, strong population momentum, and a quality-of-life orientation makes it a compelling target for upscale commercial, mixed-use, and healthcare-focused development. With an annual growth rate of approximately 5.4% and a low poverty rate under 4%, the market offers long-term fundamentals that reward developers aligned with the town's smart-growth approach.

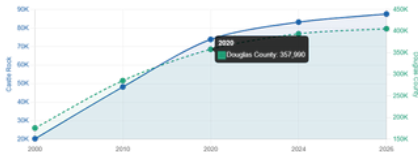


POPULATION TRENDS

The site sits at the epicenter of one of the most dynamic growth markets in the United States. Douglas County grew from approximately 358,000 to nearly 394,000 residents between 2020 and 2024, a 10% increase that placed it among the fastest-growing large counties in Colorado, continuing a long-run trend that has seen the county's population more than double since 2000, growing over 112% in the two-decade span. Castle Rock itself has emerged as one of Colorado's fastest-growing cities: the city has grown nearly 19% since the 2020 Census, reaching an estimated population approaching 88,000 residents, with an annual growth rate of approximately 5.4% projected to continue through 2026.

The demographic profile of this growth is equally compelling; Castle Rock's median household income stands at \$145,197, and Douglas County's median household income is \$149,594, with an average per capita income of \$84,818 — figures that rank among the highest of any suburban market along the Front Range.

Population			
	2 miles	5 miles	10 miles
2020 Population	18,379	79,919	264,067
2025 Population	21,377	92,310	297,589
2030 Population Projection	23,215	100,133	321,456
Annual Growth 2020-2025	3.3%	3.1%	2.5%
Annual Growth 2025-2030	1.7%	1.7%	1.6%
Median Age	39.3	39.9	40
Bachelor's Degree or Higher	53%	53%	57%
U.S. Armed Forces	30	149	628



WORKFORCE AND EMPLOYMENT

Employment in Castle Rock grew at a rate of 4.48% from 2023 to 2024, reflecting a local economy that continues to attract professional and management-class residents. This combination of sustained population growth, high household incomes, and a young median age creates compelling underlying demand for residential, retail, institutional, and service-oriented development.

Douglas County holds the highest median household income of any county in Colorado, supported by a knowledge-economy workforce concentrated in management, professional services, aerospace, financial services, and healthcare. Workers across the Denver-Aurora metro area — which includes Douglas County — earned a mean hourly wage of \$38.45 in May 2024, roughly 18% above the national average, with management occupations averaging \$81.64 per hour.

This concentration of high-wage, professionally employed residents within commuting distance of the site represents a durable demand driver for the full range of uses the property can support.

Major Employers



KAISER PERMANENTE®



Sky Ridge



LOCKHEED MARTIN



DENVER & COLORADO SPRINGS PROXIMITY



Denver

Denver is Colorado's capital and largest city, with an estimated population of approximately 716,000-741,000 residents. The city has seen modest annual growth in recent years, and its metro area population now exceeds 3 million.

Known for its dynamic economy, outdoor lifestyle, and appeal to young professionals, Denver functions as a major regional hub between the Midwest and the West Coast. Denver is home to the headquarters of eight Fortune 500 firms and serves as the economic and cultural center of the broader Front Range Urban Corridor.

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: Approximately 716,000-741,000 residents (per U.S. Census estimates) and nearly 340,000 households, with a homeownership rate around 50%.

Strategic Location: Denver's central U.S. position makes it a key logistics and air travel hub, with Denver International Airport serving as a major economic engine for the region.



Colorado Springs

Colorado Springs, located at the base of Pikes Peak roughly 70 miles south of Denver, is Colorado's second-largest city. It is also the largest city in Colorado by land area. Its diversified economy is anchored by military installations and defense contracting, a thriving aerospace and tech sector, growing semiconductor manufacturing, healthcare, and tourism. Strategic assets including the U.S. Air Force Academy, multiple Space Force installations, and natural attractions like Garden of the Gods strengthen the city's economic and lifestyle appeal.

Top Employers: Military installations (Fort Carson, Peterson Space Force Base, Schriever Space Force Base), major defense contractors including Lockheed Martin and Boeing, and leading healthcare systems.

Population & Households: Approximately 493,000 residents as of 2025. It is also the largest city in Colorado by land area.

Strategic Location: Colorado Springs offers direct access to regional markets across the Mountain West while serving as the nation's premier hub for defense and aerospace infrastructure — anchored by five major military installations and a Space Force presence that supports operations worldwide.



CALL FOR DETAILS

\$2,600,000



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