

**IOS (INDUSTRIAL
OUTDOOR STORAGE)
ALLOWED UNDER ZONING!**

INDUSTRIAL LAND FOR SALE

165 & 423

PRAIRIE HAWK DR.

CASTLE ROCK · CO

**MILLER'S LANDING
MIXED USE DEVELOPMENT**

**BRICKYARD
\$300M DEVELOPMENT**

**CASTLE ROCK
SPORTS CENTER
\$100M DEVELOPMENT**

**MILLER'S LANDING
MIXED USE DEVELOPMENT**



Prepared By
navpoint
REAL ESTATE GROUP



MATT CALL • PRINCIPAL
303.956.5781
matt.call@navpointre.com



STEELE LUOMA • JUNIOR ASSOCIATE
720.800.2133
steele.luoma@navpointre.com



Property Overview

165-195 PRAIRIE HAWK DR

Property Address	165 & 423 Prairie Hawk Dr, Castle Rock, CO
Property Type	Land
Sale Price	\$1,400,000
Site Size (Acres)	1.5 Acres
Zoning	<u>I-2 - General Industrial</u>

PROPERTY HIGHLIGHTS

- Adjacent to major upcoming developments, including Brickyard, the new Sports Complex, and Miller's Landing—positioning the site in the path of significant growth.
- Flexibility for future use, with the potential for rezoning to accommodate commercial or retail development.
- Enhanced future visibility as the Brickyard area builds out, bringing new infrastructure, traffic flow, and activity to the corridor.
- Rare I-2 (General Industrial) zoning in Castle Rock is no longer being issued by the Town, creating extreme scarcity and long-term value while allowing flexible, higher-intensity industrial uses that are increasingly difficult to replicate.

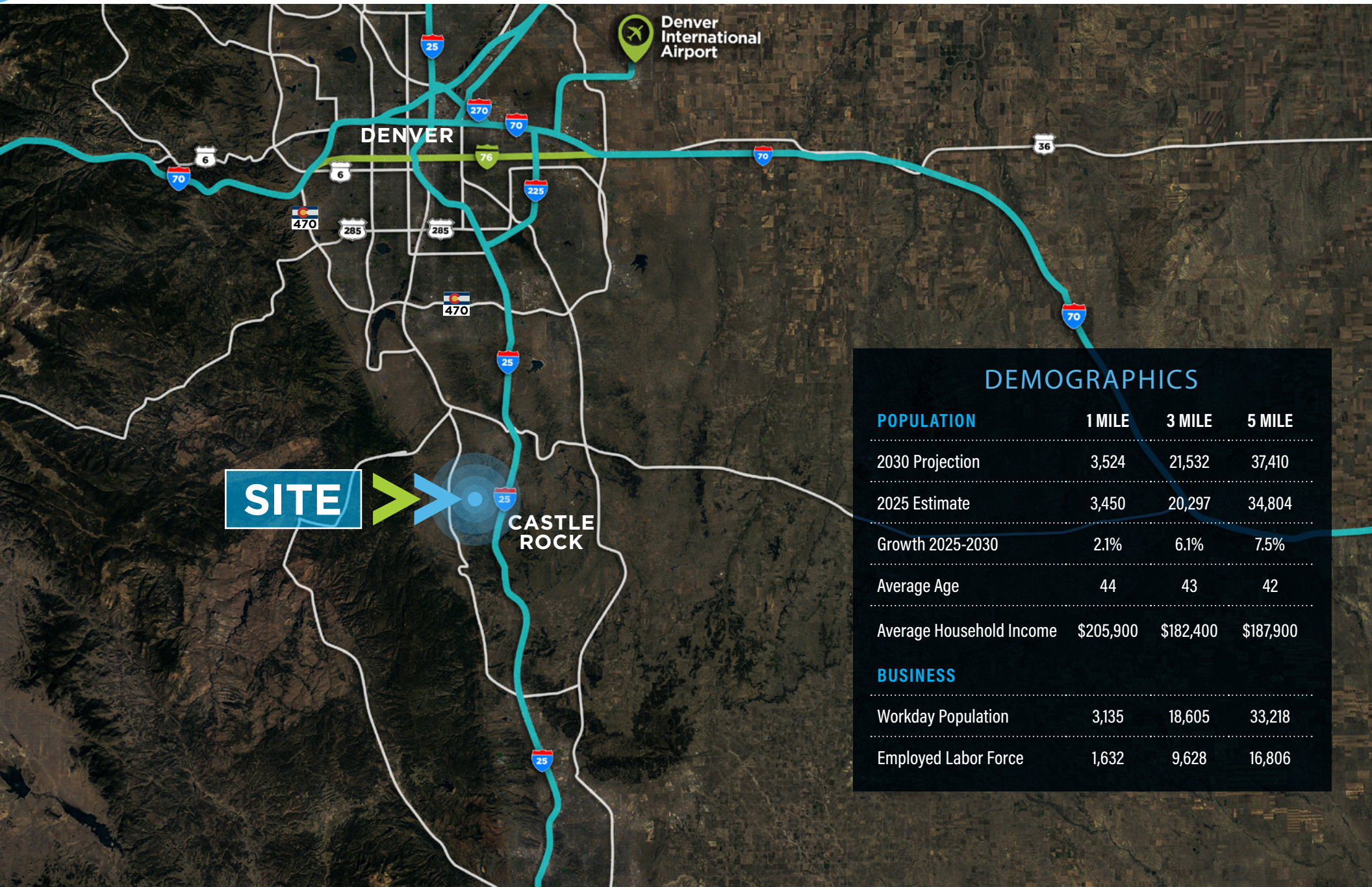
165 & 423 PRAIRIE HAWK DR | CASTLE ROCK, CO



Property Photos



Location Overview



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	3,524	21,532	37,410
2025 Estimate	3,450	20,297	34,804
Growth 2025-2030	2.1%	6.1%	7.5%
Average Age	44	43	42
Average Household Income	\$205,900	\$182,400	\$187,900

BUSINESS

Workday Population	3,135	18,605	33,218
Employed Labor Force	1,632	9,628	16,806

FUTURE DEVELOPMENTS & RETAIL MAP



WOLFENSBERGER INDUSTRIAL DISTRICT



DOWNTOWN CASTLE ROCK

MILLER'S LANDING
PROPOSED MIXED-USE
DEVELOPMENT

SPORTS COMPLEX

SITE

PLUM CREEK
INTERCHANGE



UNDER CONSTRUCTION: \$150M CRYSTAL VALLEY INTERCHANGE COMING 2027



INDUSTRIAL LAND FOR SALE

165 & 423

PRAIRIE HAWK DR.

CASTLE ROCK · CO

BRICKYARD
\$300M DEVELOPMENT

CASTLE ROCK
SPORTS CENTER
\$100M DEVELOPMENT

Contact

MATT CALL
303.956.5781
matt.call@navpointre.com

STEELE LUOMA
720.800.2133
steele.luoma@navpointre.com

Prepared By
navpoint
REAL ESTATE GROUP