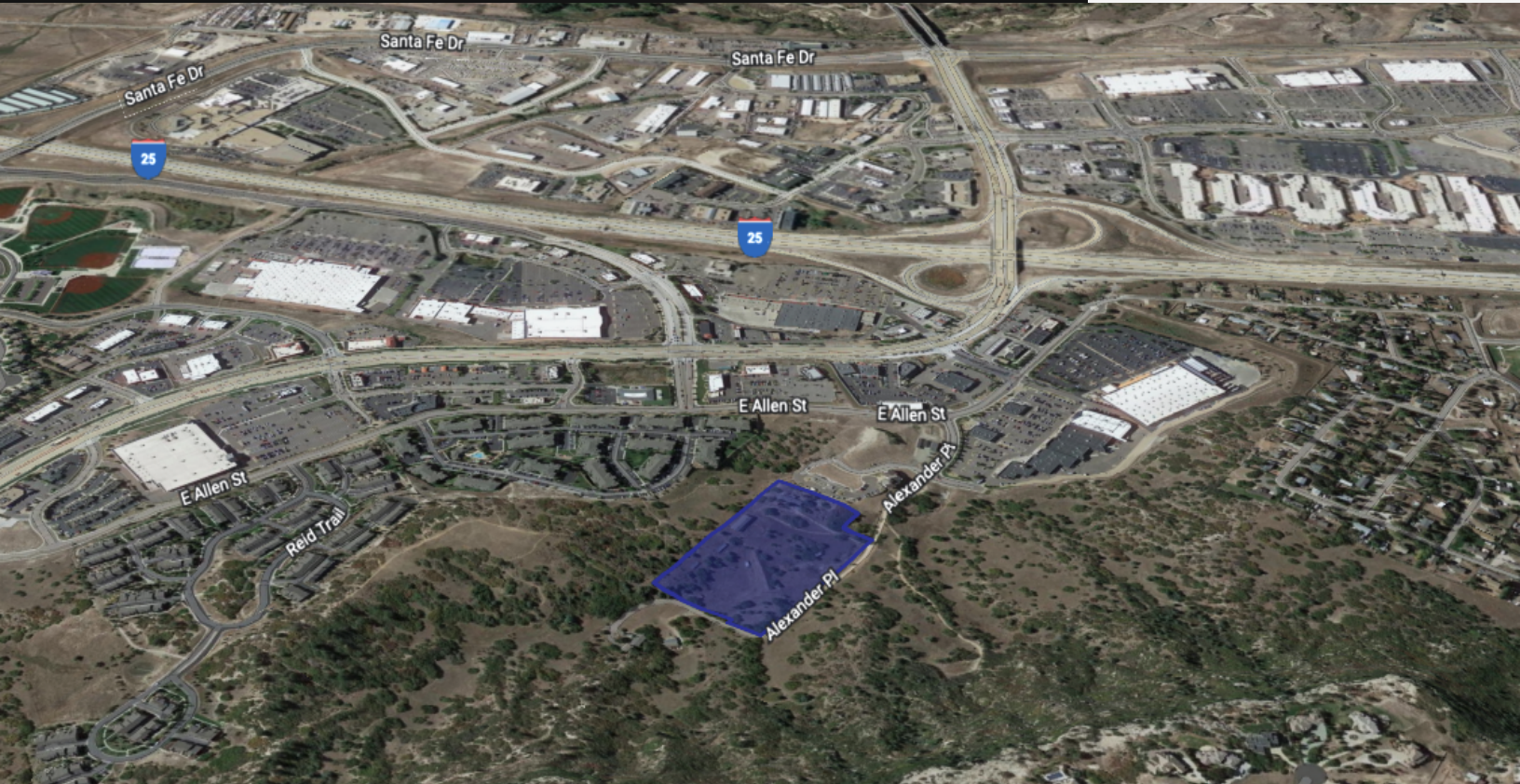


# 382 ALEXANDER PLACE

CASTLE ROCK, CO 80108



## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

An increasingly rare development opportunity in Castle Rock with this 8.37 acre parcel located close to countless amenities including walking distance from restaurants, grocery shopping, Home Depot, etc. Additionally the site is less than 5 minutes from Castle Rock Adventist Hospital, Outlets at Castle Rock, The Promenade at Castle Rock, AMC Theater, and I-25.

Currently zoned as age restricted housing with an attractive combination of up to 26 single and paired housing, 63 apartments, and an a 36-bed assisted living / memory care facility.

### PROPERTY HIGHLIGHTS

- Annexed and entitled development acreage in growing Castle Rock market
- Close to variety of amenities
- Zoned for a variety of continuing care age restricted housing

### OFFERING SUMMARY

Sale Price:	\$3,200,000
Lot Size:	8.37 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	879	20,413	65,645
Total Population	2,434	57,518	186,312
Average HH Income	\$115,980	\$121,644	\$119,882

[NICK HIER](#) | [303.688.3105 X4](tel:303.688.3105) | [NICK.HIER@HIERANDCOMPANY.COM](mailto:NICK.HIER@HIERANDCOMPANY.COM)

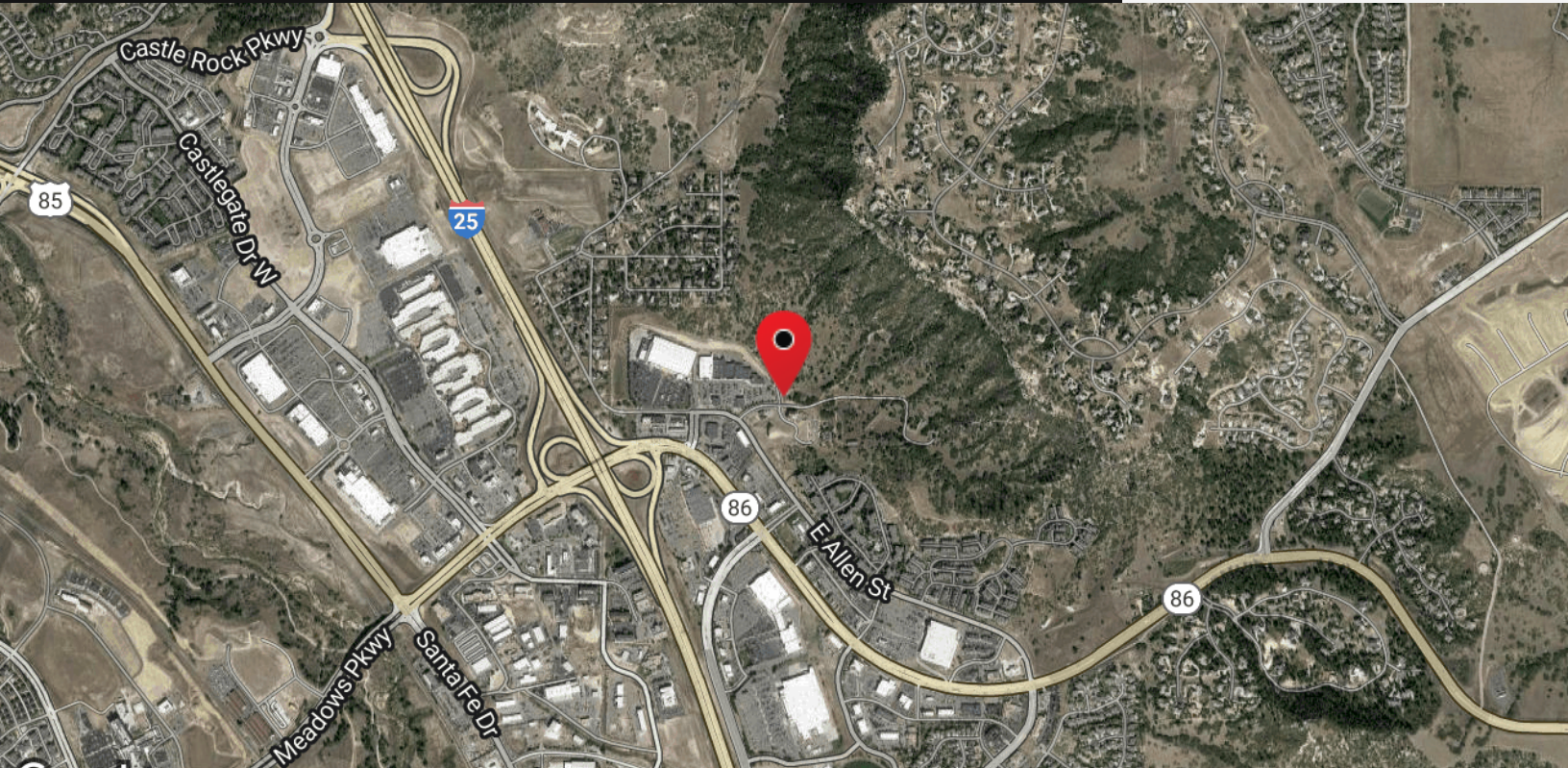
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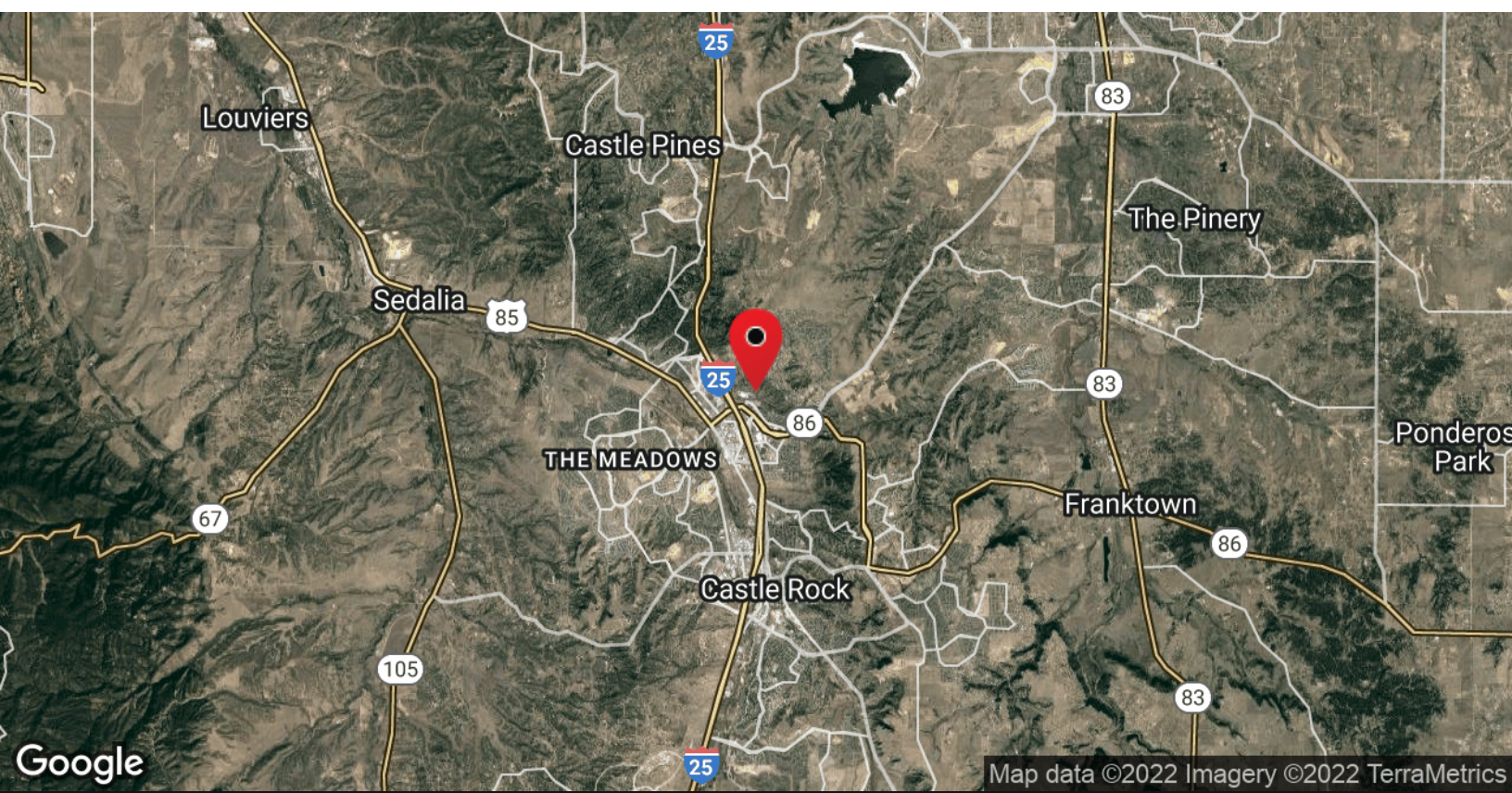
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LOCATION MAP



Google Imagery ©2022 CNES / Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO



Google Map data ©2022 Imagery ©2022 TerraMetrics

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CASTLE ROCK, CO 80108



RETAILER MAP



Google

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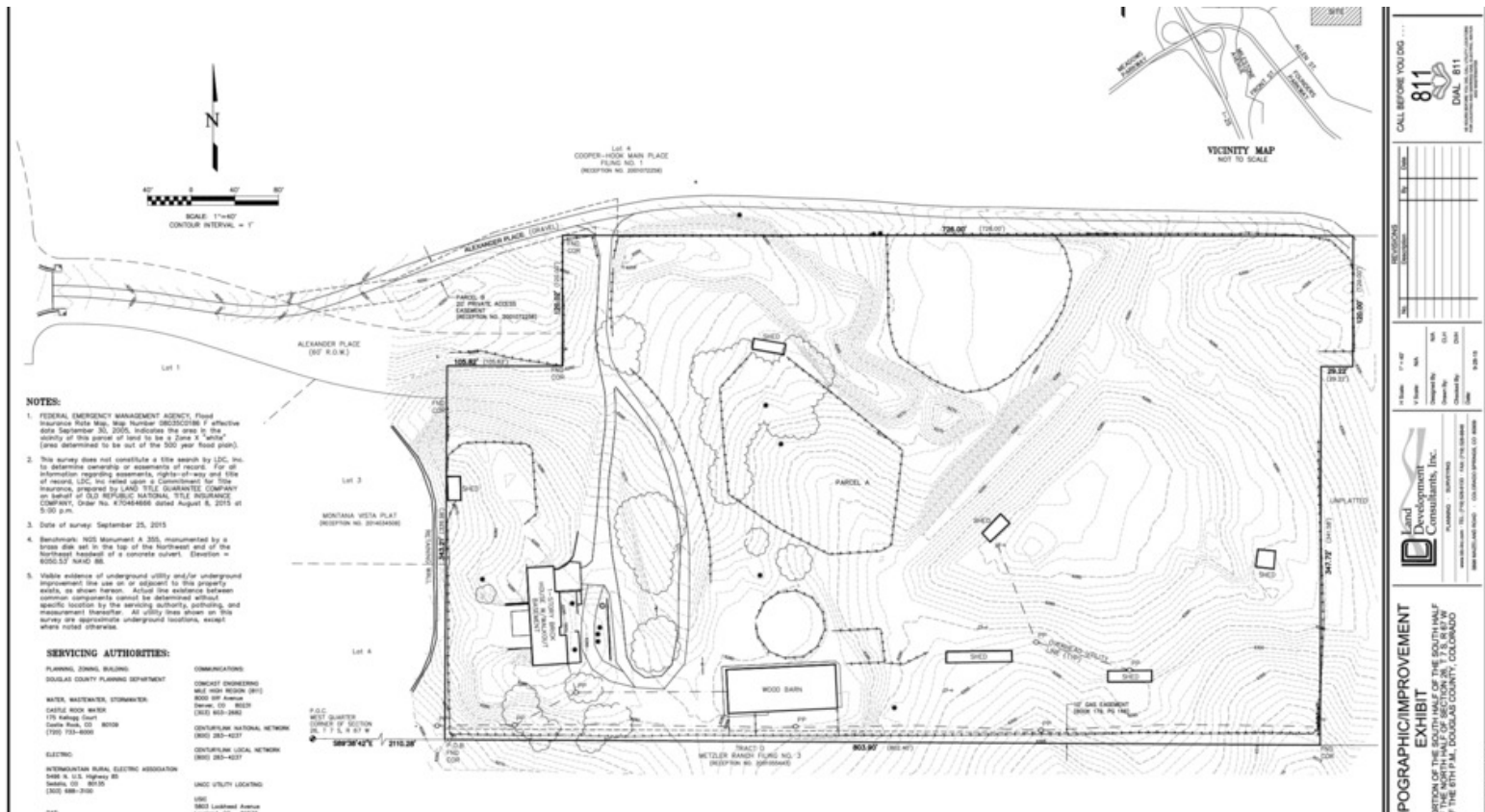
# 382 ALEXANDER PLACE

CASTLE ROCK, CO 80108



## ZONING / SURVEY

PD Zoning Regulations			
ZONING CATEGORY and PLANNING AREAS	SF-S/P (single/paired cottages)	MF-55+ (55+ residential apartments)	AL (Assisted Living, Regular and Memory Care)
Maximum number of Units per Zoning Area/Density	26	63	36
Maximum Gross Density (8.37ac)	Max 125 units or Max 15 units per acre for entire PD		
Overall Minimum Open Space for entire PD	20% of gross site area		
Maximum FAR (for entire PD)	Maximum 60%		
Cottage sizes, apartment sizes and AL unit sizes	1750-2000 sqft	725-1300 sqft	360-625 sqft
Maximum Building Heights (measured as average grade to highest point on pitched roof- excluding chimneys and similar) see footnote	32'  (1 story cottages)	57'  (avg 3 1/2 story apartment building). 3 stories exposed at one end and 4 stories exposed at opposite end	35'  (2 story assisted Living)
<b>Setbacks</b>			
Garage & Driveway	20'	20'	20'
Front Setbacks	15'	15'	15'
Side Setbacks	10'	10'	10'
Rear Setbacks	-	15'	15'
Open Space Setbacks - No Deck/Patio Encroachment	0'	0'	0'
Alexander Place Buffers	15'	15'	15'
<b>Parking for each Zone Category/Planning Area</b>	2 per cottage + 2 visitors in each driveway + general parking for visitors conveniently located. Visitor parking shall be non-exclusive and shared between Zoning Categories and Planning Areas.	1 per apartment + 1 per employee + visitors. Visitor parking shall be non-exclusive and shared between Zoning Categories and Planning Areas.	1 per unit + 1 per employee + visitors. Visitor parking shall be non-exclusive and shared between Zoning Categories and Planning Areas.



- NOTES:**
- FEDERAL (EMERGENCY MANAGEMENT AGENCY) Flood Insurance Rate Map, Map Number 5803C-0101A effective date September 30, 2005, indicates the area in the vicinity of this parcel of land to be a Zone A-1 water area (area determined to be out of the 500 year flood plain).
  - This survey does not constitute a title search by LSC, Inc. to determine ownership or easements or rights. For all information regarding easements, rights of way and title matters, please refer to the plat and the plat of record. LSC, Inc. shall issue a Commitment for Title Insurance prepared by LSC TITLE GUARANTEE COMPANY on behalf of US REPUBLIC NATIONAL TITLE INSURANCE COMPANY, Order No. 47064868 dated August 9, 2015 at 9:00 a.m.
  - Date of survey September 25, 2015.
  - Sanborns: 1925 Monument A 325, monumented by a brass disk set to the top of the northwest end of the northeast corner of a concrete curb. Elevation = 8025.52 ABOVE BS.
  - Visible evidence of underground utility and/or underground improvement the use on or adjacent to this property shall, in every instance, be shown by the evidence between certain components controlled by approved utility specific location by the servicing authority, including, and not limited to, electrical, gas, water, sewer, and other utility lines shown on all utility maps shown on this survey or appropriate underground location, except where noted otherwise.

**SERVICING AUTHORITIES:**

**PLANNING ZONING BUILDING:**  
DOUGLAS COUNTY PLANNING DEPARTMENT

**WATER, WASTEWATER, SEWERAGE:**  
CASTLE ROCK WATER  
175 Kinney Street  
Castle Rock, CO 80109  
(781) 753-6600

**ELECTRIC:**  
INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION  
8400 N. U.S. Highway 94  
Denver, CO 80231  
(303) 840-2000

**COMMUNICATIONS:**  
CONQUEST ENGINEERING  
1000 W. 100th Street  
Suite 100  
Denver, CO 80231  
(303) 283-4237

**CONVEYANCE LOCAL NETWORK:**  
(303) 283-4237

**LAND UTILITY LOCATING:**  
LSC  
1800 Lockheed Avenue  
Castle Rock, CO 80108  
(303) 283-4237

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**POGRAPHIC IMPROVEMENT EXHIBIT**  
SECTION OF THE SOUTH HALF OF THE SOUTH HALF OF THE 36TH T1N, 70TH R1E, DOUGLAS COUNTY, COLORADO

**Land Development Consultants, Inc.**  
PLANNING SURVEYING  
1800 Lockheed Avenue, Suite 100, Castle Rock, CO 80108  
(303) 283-4237

# 382 ALEXANDER PLACE

CASTLE ROCK, CO 80108



HIER & COMPANY, INC.

## PROPOSED SITE PLAN



### CASTLE ROCK SENIORS DEVELOPMENT - SITE PLAN - OPTION I Rev.2

SCALE: 1:60  
April 12, 2019

TOTAL COTTAGES	=	26
TYPE A	=	12
TYPE B	=	14



SB-Architecture | p.c., inc  
13275 East South Vista | Centennial, CO 80111  
PH: 703.221.3412 | info@sbarch.com

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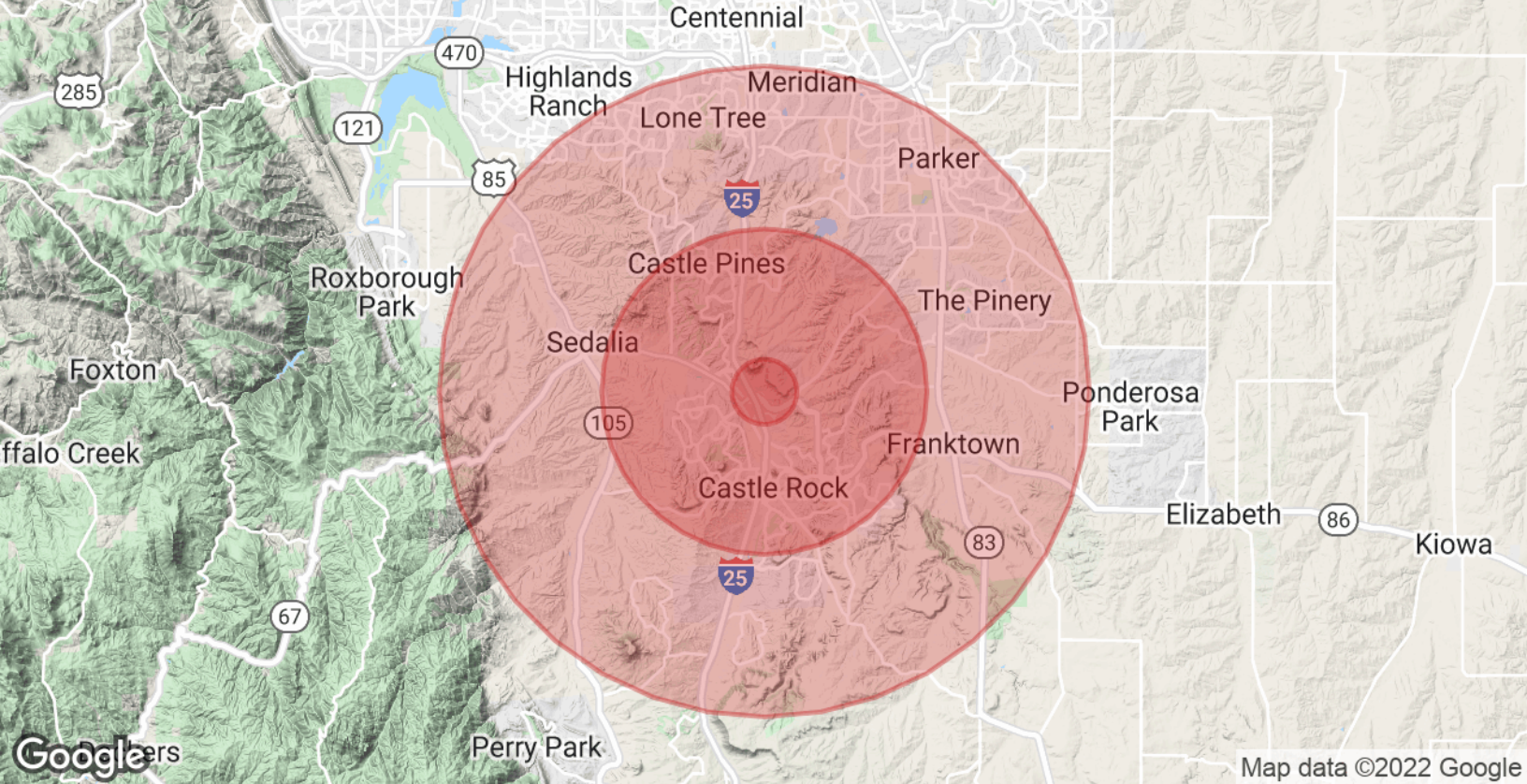
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# 382 ALEXANDER PLACE

CASTLE ROCK, CO 80108



## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,434	57,518	186,312
Average Age	34.5	35.9	35.6
Average Age (Male)	35.0	35.8	35.5
Average Age (Female)	34.2	35.8	35.8

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	879	20,413	65,645
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$115,980	\$121,644	\$119,882
Average House Value	\$793,883	\$415,926	\$392,232

\* Demographic data derived from 2010 US Census

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