

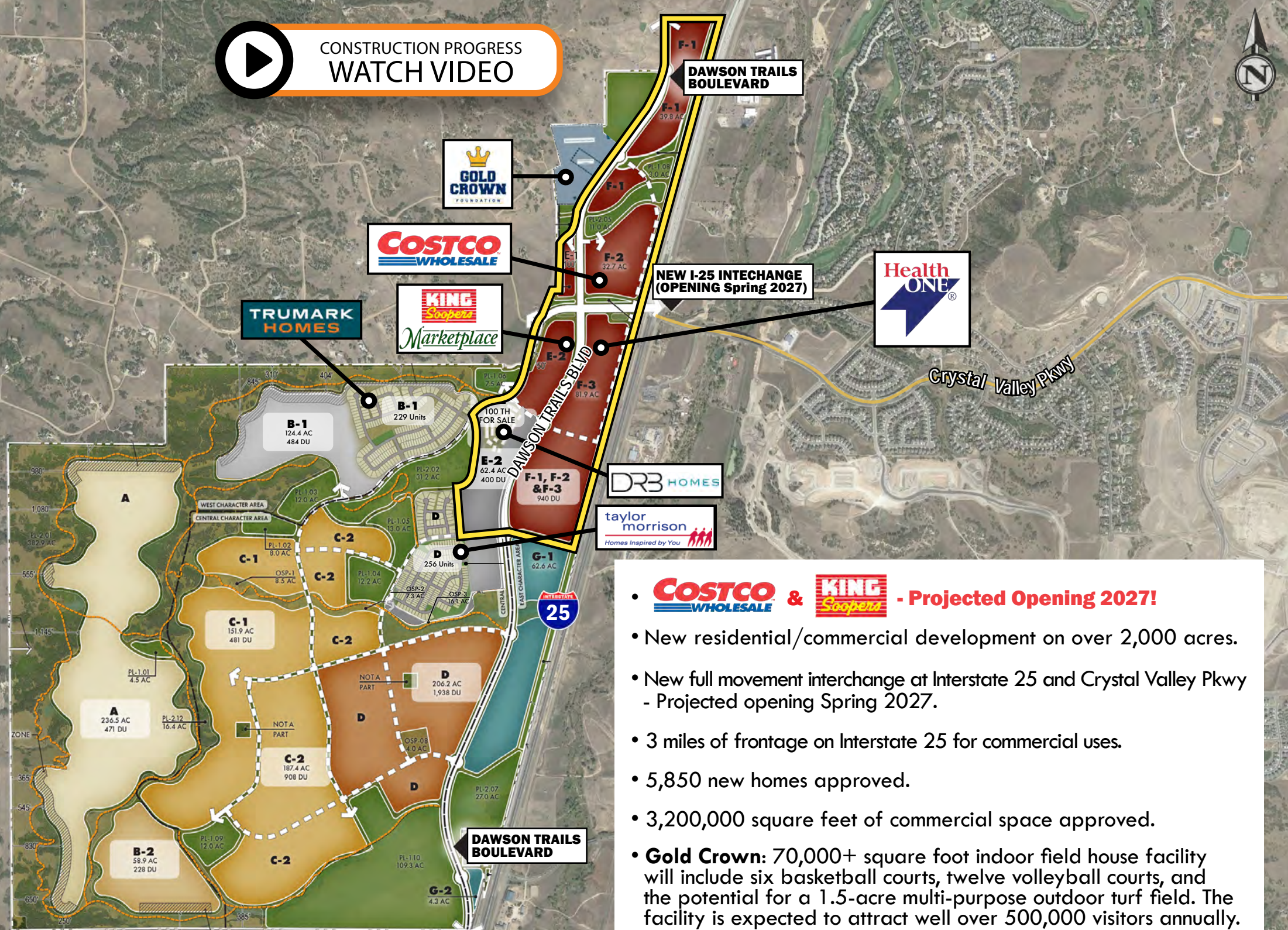
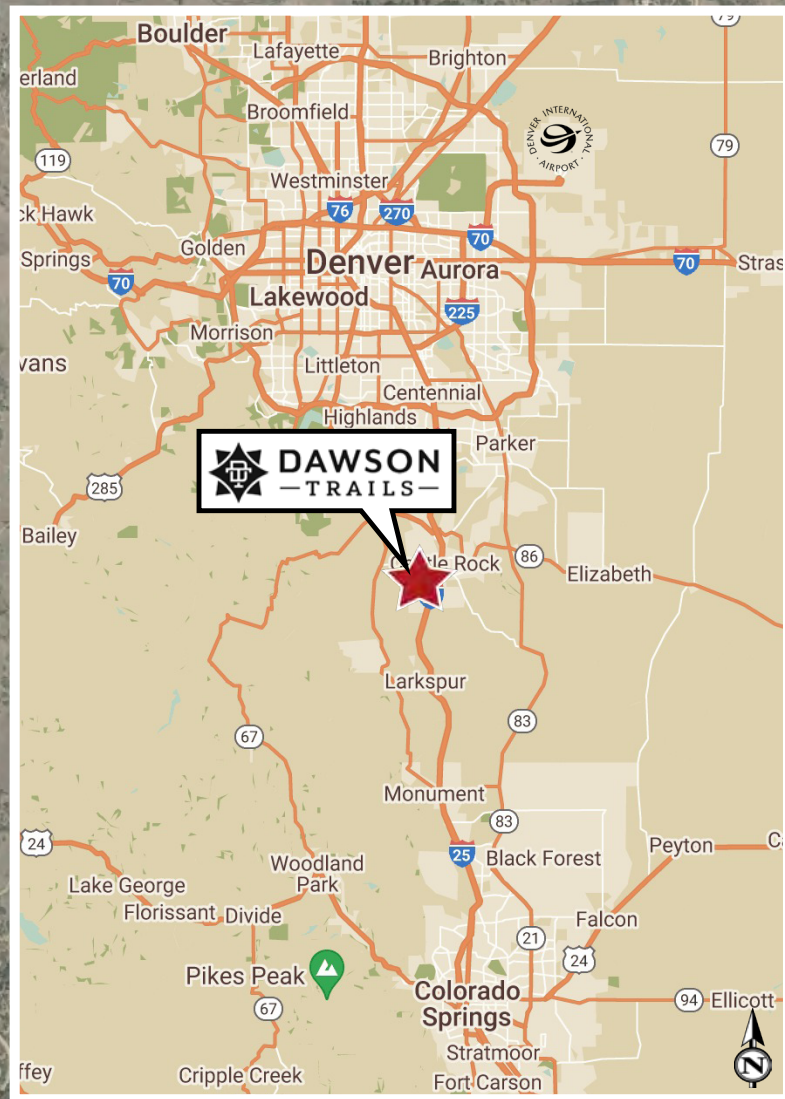


COMMERCIAL/RETAIL SITES AVAILABLE DAWSON TRAILS



INTERSTATE 25 & CRYSTAL VALLEY PARKWAY - CASTLE ROCK, CO

www.DawsonTrails.com



- **COSTCO & KING Soopers - Projected Opening 2027!**
- New residential/commercial development on over 2,000 acres.
- New full movement interchange at Interstate 25 and Crystal Valley Pkwy - Projected opening Spring 2027.
- 3 miles of frontage on Interstate 25 for commercial uses.
- 5,850 new homes approved.
- 3,200,000 square feet of commercial space approved.
- **Gold Crown:** 70,000+ square foot indoor field house facility will include six basketball courts, twelve volleyball courts, and the potential for a 1.5-acre multi-purpose outdoor turf field. The facility is expected to attract well over 500,000 visitors annually.

ALLEN LAMPERT **ROBIN NICHOLSON**
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TRADE AREA DEMOGRAPHICS

	3 Miles
Population	24,047
Annual Growth (2010-2024)	6.5%
Average HH Income	\$154,812
Businesses/Employees	1,326/8,266
	5 Miles
Population	68,557
Annual Growth (2010-2024)	4.8%
Average HH Income	\$174,892
Businesses/Employees	2,893/17,586
	10 Miles
Population	118,737
Annual Growth (2010-2024)	4.0%
Average HH Income	\$204,306
Businesses/Employees	4,960/28,374

Source: Applied Geographic Solutions, 2025 Estimates

TRAFFIC COUNTS

On I-25 south of Plum Creek Pkwy	81,771 Cars/day
On I-25 north of Plum Creek Pkwy	102,317 Cars/day
On Plum Creek Pkwy east of I-25	32,421 Cars/day

Source: CDOT 2025

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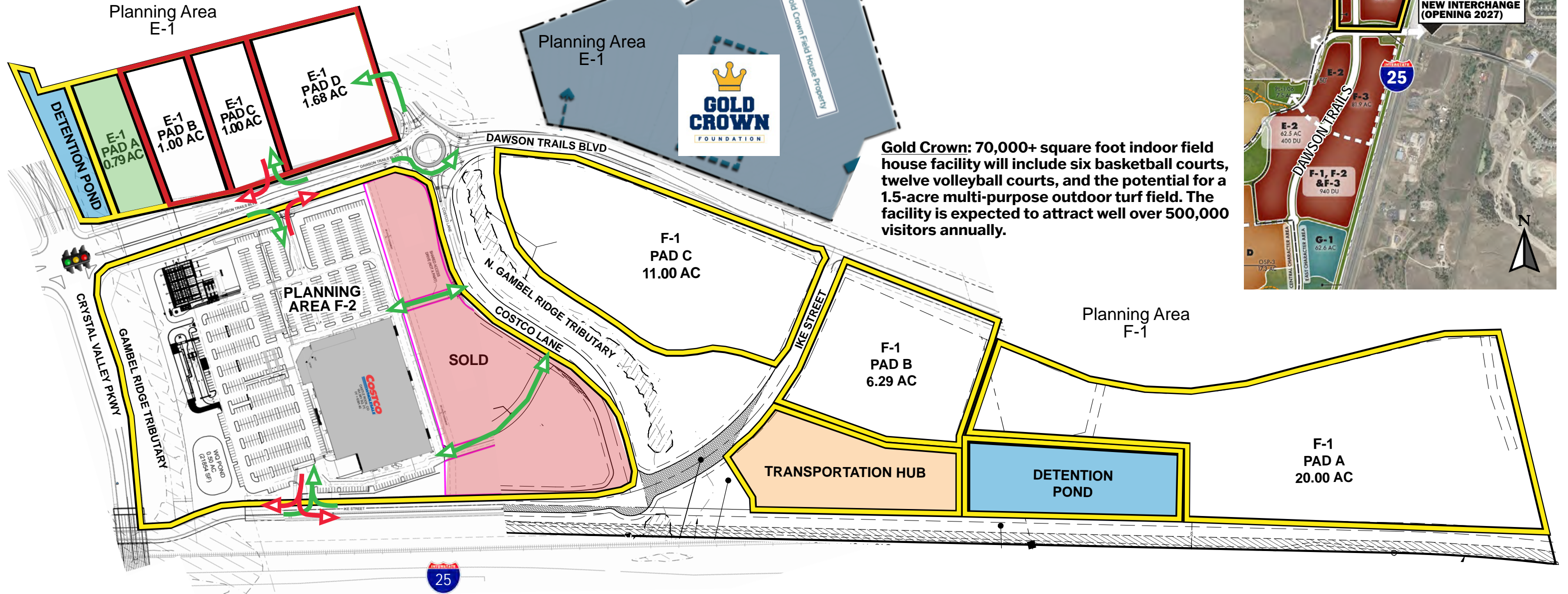
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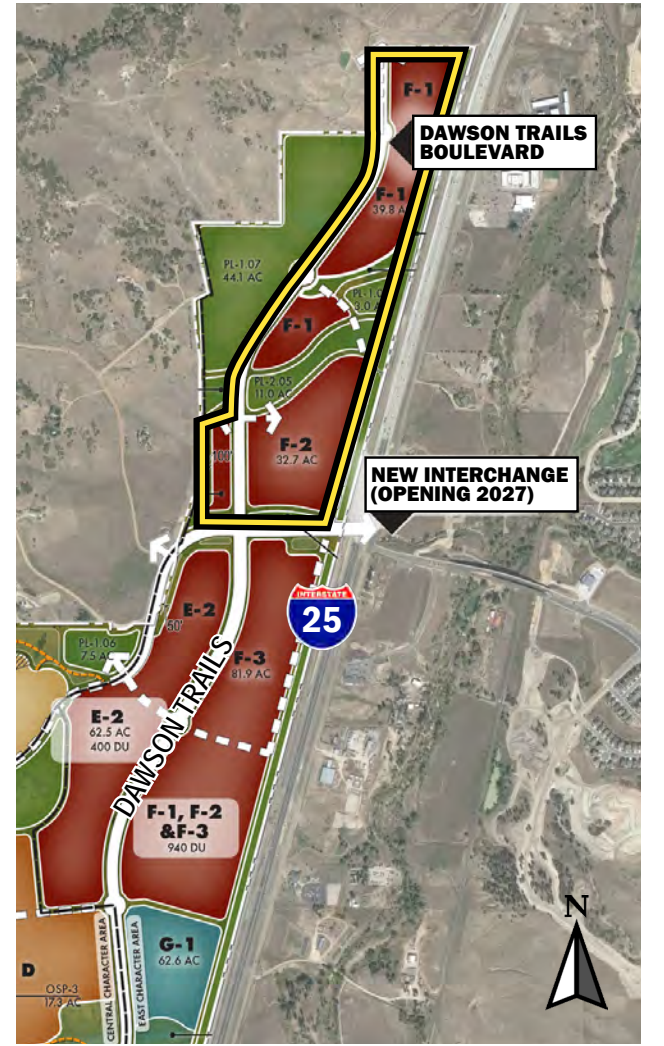
*All site plans/pad/access points are conceptual

PLANNING AREAS
E-1, F-1, & F-2
PRELIMINARY SITE PLAN

E-1A	0.79 AC	(negotiating)
E-1B	1.00 AC	AVAILABLE
E-1C	1.00 AC	AVAILABLE
E-1D	1.68 AC	AVAILABLE
F-1A	20.00 AC	AVAILABLE
F-1B	6.29 AC	AVAILABLE
F-1C	11.00 AC	AVAILABLE
TOTAL	41.76 AC	



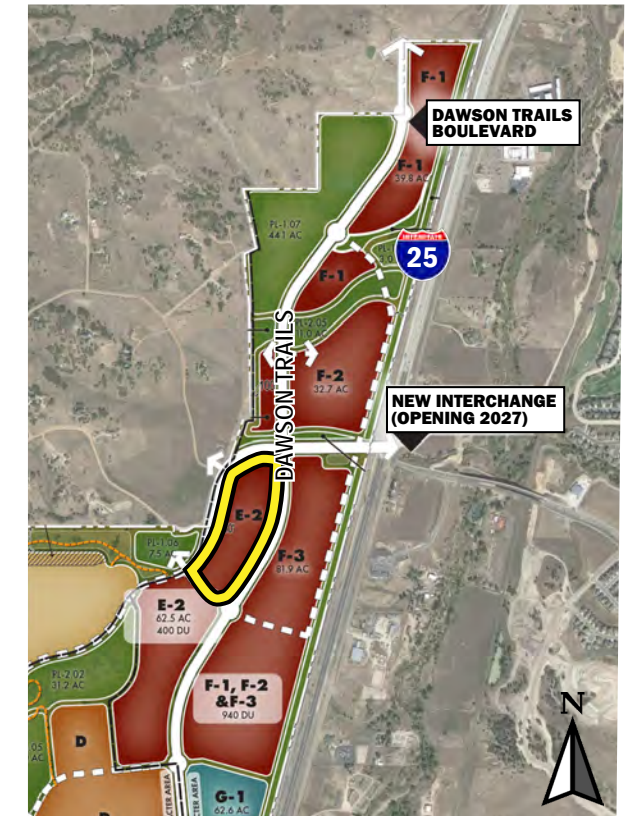
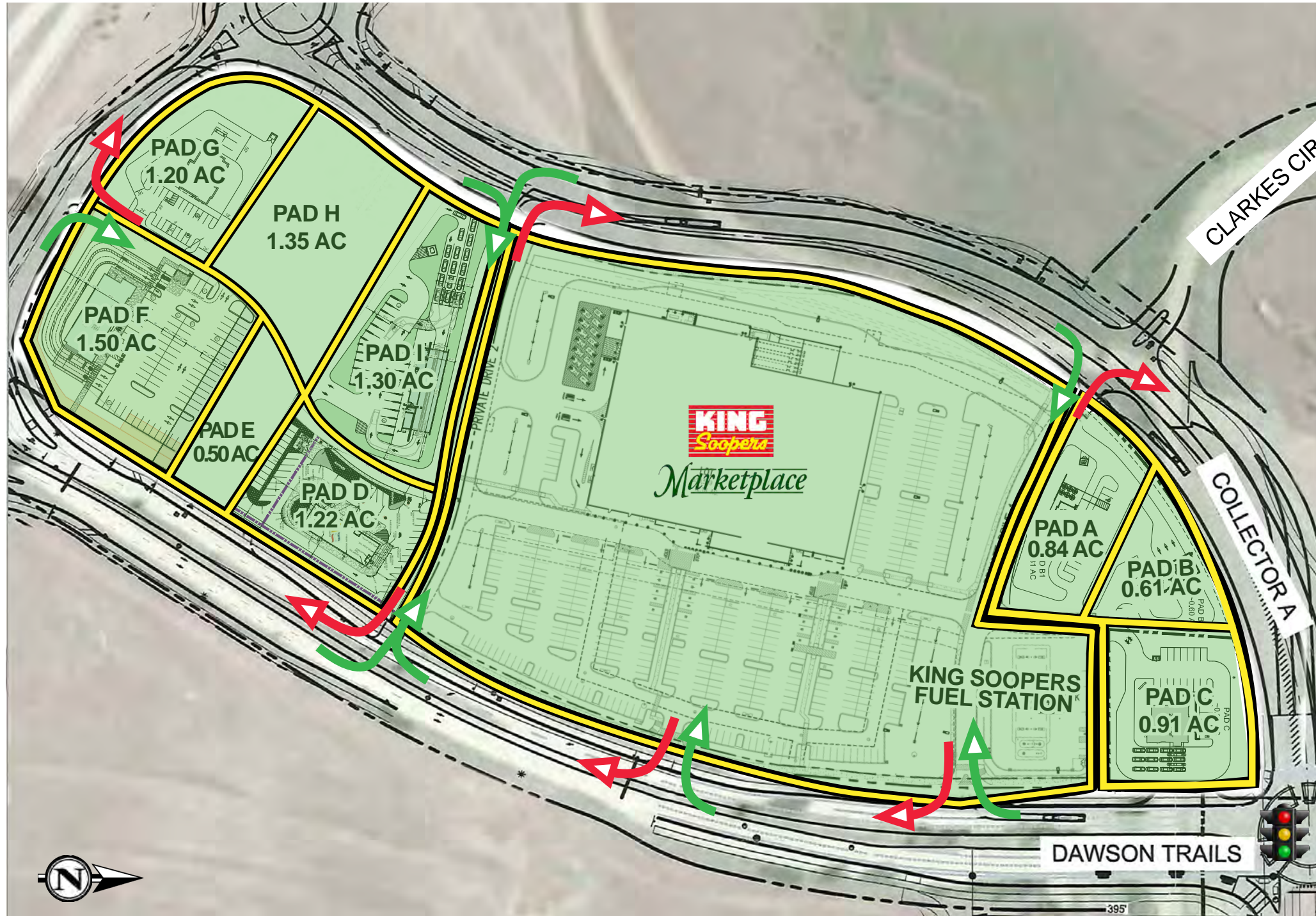
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PLANNING AREA E-2 NORTH
PRELIMINARY SITE PLAN



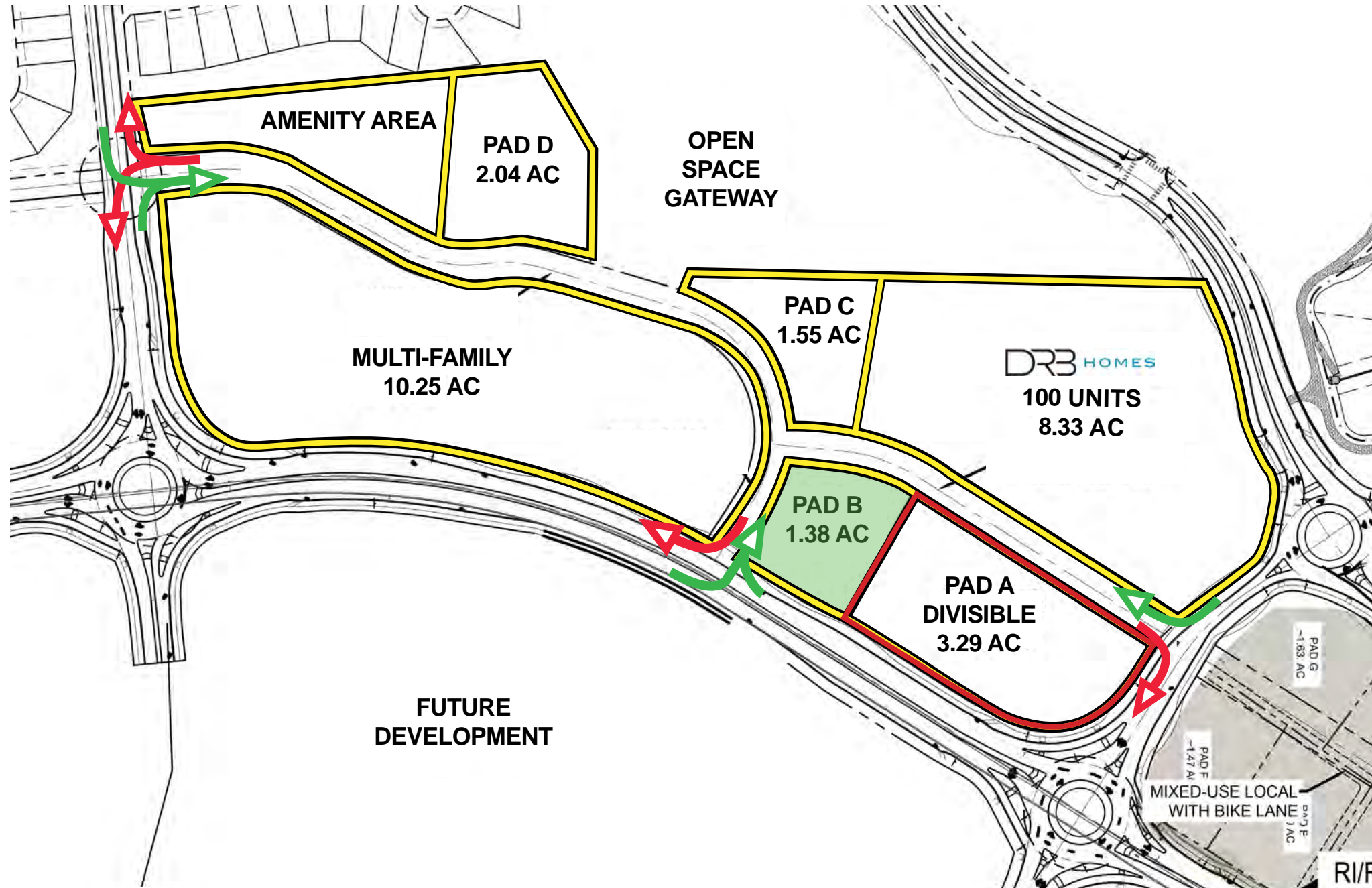
PAD-A	0.84 AC	(negotiating)
PAD-B	0.61 AC	(negotiating)
PAD-C	0.91 AC	(negotiating)
PAD-D	1.22 AC	(negotiating)
PAD-E	0.50 AC	(negotiating)
PAD-F	1.50 AC	(negotiating)
PAD-G	1.20 AC	(negotiating)
PAD-H	1.35 AC	(negotiating)
PAD-I	1.30 AC	(negotiating)
TOTAL	9.83 AC	



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PLANNING AREA E-2 SOUTH
PRELIMINARY SITE PLAN



PAD A	3.29 AC	AVAILABLE
PAD B	1.38 AC	(negotiating)
PAD C	1.55 AC	AVAILABLE
PAD D	2.04 AC	AVAILABLE
TOWNHOME - 100 UNITS	8.33 AC	UNDER CONTRACT
MF - +/- 300 UNITS	10.25 AC	UNDER CONTRACT
TOTAL	26.84 AC	



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