

FOR SALE

PRIME LAND OPPORTUNITY FOR OFFICE/RETAIL

**PRICED WELL
BELOW 2010
APPRAISED VALUE**

751 Wolfensberger Road

For more information, please contact:

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City: Castle Rock
County: Douglas

SALE

Lot Size: 4.55 acres

Sale Price: ~~\$1,782,000 (\$8.99/SF)~~
**PRICE REDUCED TO
\$745,000 (\$3.76/SF)**

Property Information

- ▶ Fully entitled
- ▶ Ample water available
- ▶ Excellent site with high visibility
- ▶ Appraisal done in February 2010 valued at \$1,325,000
- ▶ Tremendous Castle Rock, Colorado location with easy I-25 access (less than 3 minutes)
- ▶ Excellent demographics in Douglas County

Edge Commercial Properties

751 Wolfensberger Road

Castle Rock, CO

Mesa Valley is located in growing Castle Rock, Colorado with a population of over 100,000 within 10 miles of the project. Situated less than 2 miles from Interstate 25 on the Northwest corner of Wolfensberger Road and Red Hawk Drive. Mesa Valley is at the entrance to the Red Hawk Ridge Development with over 1,000 single family homes. The project is also less than 2 miles from the Meadows development, a 4,000 acre master planned community with nearly 4,000 single family residences. Mesa Valley is a short 5 minute drive from the New Castle Rock Adventist Hospital making the property an excellent choice for medical professionals. The property is easily accessible from both Denver and Colorado Springs only 30 minutes from the downtown business district of either city.

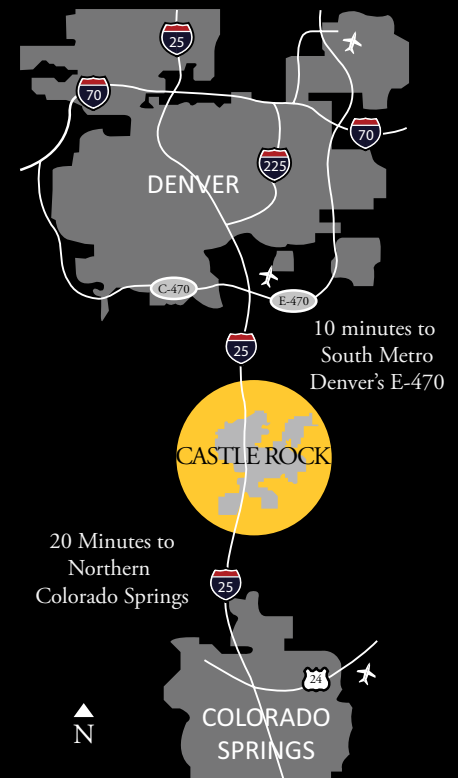
DEMOGRAPHICS

5 Mile Radius	2008	2013
Population	52,483	71,360
Median HH Income	\$101,886	\$126,201
10 Mile Radius	2008	2013
Population	97,079	131,124
Median HH Income	\$112,070	\$133,925

TRAFFIC

I-25 & Wolfensberger
77,500 Vehicles per day

Wolfensberger & Prairie Hawk
13,906 Vehicles per day



The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person viewing this information to independently verify it. This package is subject to change, prior sale, or complete withdrawal.

Edge Commercial Properties

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