

VERIFIED SITE: CANYONSIDE AT CASTLE PINES

Site Information

Asking Price	\$10-50 / square foot
Size	211.60 acres
Location	Castle Pines, CO
Owner	North Canyons LLLP
Zoning	Mixed Use



Transportation Access

Airport	11 miles to Centennial Airport; 37 miles to DEN
Highway	Adjacent to I-25, 27 miles to I-70
Rail	No rail access, planned RTD light rail station at Castle Pines Parkway and I-25.

Utilities

Electric	CORE Electric Cooperative. 36MW available; dual feed option with 2 additional substations / capacity within 3 miles of site.
Natural Gas	Xcel Energy. Distribution Main to site.
Water	Parker Water and Sanitation. 12" water lines planned throughout development.
Wastewater	Parker Water and Sanitation. 12" wastewater lines planned throughout development.
Storm Water	City of Castle Pines. 18" storm water main.
Fiber	Comcast. 1G to 100G; EPON or FTTH/FTTU for and HFC. Planned high bandwidth demand throughout development.

Available Documentation

- Ownership Title
- Community Profile and Local Amenities
- Incentives Overview

Assessments

- Endangered Species
- Geotechnical Soil Study
- Phase I Environmental

Maps

- Aerial
- FEMA Flood Plain
- Site Configuration
- Transportation
- Utility Service
- Wetlands

Contact Information

CORE Electric Cooperative

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Developer / Broker

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Community Economic Development

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