

# VERIFIED SITE: DAWSON TRAILS

## Site Information

Asking Price	\$10-\$50+/sf, Dependent upon location
Size	2,064 acres
Location	Castle Rock, CO
Owner	Dawson Trails I LLC and Dawson Trails II LLC
Zoning	Planned Development



## Transportation Access

Airport	45 miles to DEN, 50 miles to Colorado Springs Airport
Highway	Adjacent to I-25
Rail	No rail access

## Utilities

Electric	CORE Electric Cooperative. 3-phase underground. Immediate capacity of 2MW available with an additional 50MW planned to come online in 2024.
Natural Gas	Black Hills Energy. 6" gas mains.
Water	Castle Rock Water & Wastewater. Developer expanding the infrastructure. 16" to 24" water mains.
Wastewater	Castle Rock Water & Wastewater. Developer expanding the infrastructure.
Storm Water	Castle Rock Water & Wastewater. Developer expanding the infrastructure.
Fiber	Lumen and Comcast.

## Available Documentation

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

### Assessments

- Endangered Species
- Geotechnical Soil Study
- Historical Use
- Phase I Environmental

### Maps

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

## Contact Information

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