

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 25MW available with an additional 25MW planned to come online Q4 2027.
Natural Gas	Black Hills Energy. 6" gas mains.
Water	Castle Rock Water & Wastewater. Developer expanding the infrastructure. 16" and 24" water mains.
Wastewater	Castle Rock Water & Wastewater. 24" wastewater line, 1.5 MGD line capacity.
Storm Water	Castle Rock Water & Wastewater. Currently in design. 100-year events.
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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