



— THE LEGACY AT CASTLE ROCK —
DOUGLAS COUNTY, COLORADO



□ Offering — ±176 acres (4 parcels)

▨ Not included — 667 N. Ridge Rd

Not a Survey · Parcels: Douglas County GIS · Imagery: USGS

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OFFERING DETAILS AND CONTACTS ON REVERSE



ARTISTIC RENDERING — NOT A DEPICTION OF THE PROPERTY

THE LEGACY AT CASTLE ROCK

±176 ACRES · TOWN OF CASTLE ROCK · DOUGLAS COUNTY, COLORADO

The Legacy at Castle Rock assembles approximately 175.71± acres across four contiguous Douglas County tax parcels under single ownership, inside the corporate limits of the Town of Castle Rock. The site has approximately 840 feet of frontage on N. Ridge Road, retains the base Planned Development zoning established at its 1985 annexation, and conveys with decreed Denver Basin groundwater — scale and location increasingly difficult to find along the Front Range I-25 corridor, with views toward Pikes Peak.

OFFERING SUMMARY

Land Area	175.714± acres · four tax parcels
Location	Town of Castle Rock, Douglas County, Colorado
Ownership	Single entity ownership
Zoning	Planned Development — base zoning intact (Ord. 85-25)
Frontage	N. Ridge Road (E), ±840 ft
Water	Decreed Denver Basin groundwater conveys (±280 AF/yr)
Current Use	Agricultural / vacant land
Offering Price	Unpriced
Process	Call for offers following updated appraisal

TAX PARCELS

R0327425	135.400 ac
R0337658	21.350 ac
R0479102	12.942 ac
R0057621	6.022 ac
Total	175.714± ac

I-25 CORRIDOR

Denver	±30 mi
Colorado Springs	±40 mi
Denver Int'l Airport	±50 mi

HIGHLIGHTS

- ◆ One of the largest remaining in-town land holdings in Douglas County
- ◆ Direct frontage on N. Ridge Road (±840 ft)
- ◆ Decreed Denver Basin non-tributary groundwater conveys with the land
- ◆ Prior site-plan engineering available as reference for renewed entitlement work
- ◆ Minutes to State Highway 86, downtown Castle Rock, I-25, and the Outlets at Castle Rock

OFFERING PROCESS

This is an unpriced offering. Interested parties are invited to execute a confidentiality agreement to receive the full Offering Memorandum, including title commitment, legal description, parcel map, zoning summary, and diligence materials. Following delivery of an updated independent appraisal, the seller will conduct a structured call for offers from qualified principals.

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<p>SCAN FOR PROPERTY SITE</p>		

This piece is for informational purposes only. Information herein has been obtained from sources deemed reliable but is not guaranteed. All acreages, frontages, zoning, entitlement history, water rights, and infrastructure references are subject to independent buyer verification. Prior Town-approved entitlements were administratively voided April 2026; no representation is made as to future entitlement decisions by the Town of Castle Rock. Water rights are subject to obligations under the 1985 annexation agreement. Imagery identified as artistic rendering does not depict the property. Full Offering Memorandum available upon execution of a confidentiality agreement.