

# Dawson Trails

Castle Rock, Colorado



**AWSO**  
**TRAILS**



# Welcome to Dawson Trails

Dawson Trails represents the future of Colorado living—a thoughtfully designed master-planned community nestled in Castle Rock, where mountain views meet modern convenience. This comprehensive guide will walk you through everything this remarkable 2,000+ acre development has to offer, from its strategic location and extensive amenities to diverse housing options and sustainable design principles.

Whether you're a prospective homebuyer seeking your dream residence, a real estate professional advising clients, or a community stakeholder interested in Castle Rock's growth, you'll discover why Dawson Trails is positioned to become one of Colorado's most sought-after addresses.

# At a Glance: Dawson Trails by the Numbers

2,000+

Acres

Expansive development footprint

5,850+

Approved Homes

Mixed residential offerings

3.2M

Commercial Sq Ft

Retail and business space

750

Acres Open Space

Preserved natural areas

## Community Details

- **Location:** Castle Rock, Colorado
- **County:** Douglas County
- **School District:** Douglas County Re-1
- **Initial Phase:** 229 single-family homes

## Three Distinct Neighborhoods

- **The Village** — Mixed residential core
- **The Heights** — Elevated single-family
- **The District** — Urban mixed-use

Dawson Trails seamlessly blends residential living with commercial vitality, outdoor recreation, and carefully preserved natural landscapes. With miles of interconnected trails winding through preserved open space, residents enjoy immediate access to Colorado's celebrated outdoor lifestyle while remaining connected to urban amenities and employment centers.

# Perfectly Positioned in the Front Range Corridor



3 Miles

Downtown Castle Rock — charming shops, dining, festivals



21 Miles

Denver Tech Center — major employment hub



33 Miles

Downtown Denver — state capital, culture, sports



46 Miles

Denver International Airport — global connections

## Strategic Highway Access

Dawson Trails benefits from exceptional connectivity to Colorado's Front Range. Residents enjoy convenient access to Interstate 25, Crystal Valley Parkway, and the dedicated Dawson Trails Boulevard. The community's location places you within easy reach of major employment centers, cultural attractions, and recreational destinations.

A significant infrastructure enhancement is on the horizon: a new full-movement I-25 interchange is scheduled for completion in Spring 2027, further improving regional accessibility and reducing commute times.

## Nearby Amenities

- Future Costco location
- Planned Town Center retail
- Douglas County Re-1 schools
- Parks and recreation facilities
- Medical and professional services

# Location Advantages: Where Lifestyle Meets Opportunity

## Employment Access

Twenty-one miles to Denver Tech Center means reasonable commutes to thousands of technology, finance, and corporate positions. Downtown Denver's diverse employment base—from government to startups—sits just 33 miles north.

## Family-Friendly Community

Castle Rock consistently ranks among Colorado's most desirable communities for families. The Douglas County Re-1 School District delivers nationally recognized education, while abundant parks, trails, and community events create a welcoming atmosphere.

## Mountain Recreation

Colorado's legendary ski resorts, hiking trails, and mountain towns are easily accessible for weekend adventures. From world-class skiing to fourteener summits, outdoor enthusiasts find endless opportunities within a short drive.

## Urban Culture & Entertainment

Denver's professional sports teams, museums, performing arts venues, and culinary scene are close enough for regular enjoyment yet far enough to maintain Dawson Trails' peaceful, community-oriented atmosphere.

# Three Neighborhoods, Countless Possibilities

Dawson Trails isn't a one-size-fits-all development. The master plan thoughtfully incorporates three distinct neighborhoods, each designed to serve different lifestyle preferences and life stages. From urban-style mixed-use living to elevated single-family estates, residents can choose the environment that best suits their vision of home.

## The Village at Dawson Trails

The heart of the community features a dynamic residential mix including single-family homes, townhomes, condos, stacked flats, and apartments. Centrally located near core retail and amenities, The Village emphasizes walkability and connectivity through extensive trail networks. Modern building standards ensure energy efficiency, while diverse housing options accommodate various budgets and household sizes.

## The Heights at Dawson Trails

Situated on elevated terrain, The Heights showcases single-family homes with commanding valley and mountain views. This premium neighborhood will feature experienced builders committed to quality construction and thoughtful design. The higher elevation provides both scenic beauty and a sense of distinction, appealing to homebuyers seeking spacious lots and architectural variety within a natural setting.

## The District at Dawson Trails

For those who prefer urban energy and walkable convenience, The District delivers higher-density condos and apartments integrated within the mixed-use Town Center. Residents can live, work, shop, and dine without leaving their neighborhood. Modern multifamily construction standards ensure comfortable, efficient living spaces, while the vibrant street-level environment creates a true sense of place and community.

# The Village: Connected Living at the Community Core



## Residential Diversity

The Village embraces housing variety as a strength, offering everything from attached townhomes perfect for first-time buyers to spacious single-family residences ideal for growing families. Stacked flats and apartments provide rental options and lower-maintenance living.

### Prime Central Location

Positioned near planned retail, dining, and community gathering spaces, Village residents enjoy short walks to daily conveniences and social destinations.

### Modern Building Standards

While specific homesite sizes and builder details are still being finalized, all Village homes will incorporate contemporary construction practices focused on energy efficiency and quality materials.

### Trail Network Integration

Direct connections to Dawson Trails' extensive pathway system mean outdoor recreation starts at your doorstep. Morning jogs, evening dog walks, and weekend bike rides become effortless routines.

### Flexible Floor Plans

As builder partnerships are announced and floor plans are released, prospective buyers can expect thoughtful layouts designed for how families actually live—open concepts, functional spaces, and smart storage solutions.

# The Heights: Elevated Living with Panoramic Views

## Scenic Single-Family Estates

The Heights capitalizes on Dawson Trails' most dramatic topography, situating single-family homes on elevated lots that capture sweeping valley and mountain vistas. This premier neighborhood appeals to buyers who prioritize views, space, and architectural distinction.

Experienced builders—names to be announced—will bring their expertise in creating homes that harmonize with the natural landscape while delivering modern amenities and energy-efficient construction.

## Neighborhood Highlights

- **Elevated positioning** for commanding views
- **Single-family focus** with spacious lots
- **Quality construction** by established builders
- **Energy efficiency** through new construction standards
- **Natural setting** with preserved open space
- **Privacy and distinction** in a premium location

### Views That Inspire

Wake up to mountain sunrises and end your day watching golden hour paint the valley below. The Heights' topography transforms every home into a vantage point for Colorado's natural beauty.

### Room to Breathe

While specific homesite sizes await announcement, The Heights is designed to provide more generous lots than typical suburban developments, giving families space for yards, gardens, and outdoor living.

### Future Floor Plan Variety

As builder partnerships are finalized, expect diverse architectural styles and floor plan options ranging from ranch-style designs to two-story family homes, each optimized to capture views and natural light.

# The District: Urban Energy Meets Mountain Town Charm

The District reimagines downtown living for the modern Colorado lifestyle. This higher-density, mixed-use neighborhood integrates residential condos and apartments with street-level retail, dining, and services—creating a walkable urban environment without sacrificing access to nature and open space.



## Who The District Appeals To

- Young professionals seeking urban convenience
- Empty nesters downsizing from larger homes
- Remote workers valuing walkability
- Anyone prioritizing experiences over square footage

## Modern Multifamily Standards

The District's condos and apartments will reflect contemporary construction practices emphasizing energy efficiency, sound insulation, and quality materials. While floor plans and specific unit details are still being finalized, expect thoughtful designs that maximize livability in compact footprints.

The integration with the Town Center isn't just convenience—it's a lifestyle built around walking, spontaneity, and community engagement. Step outside your door into a vibrant street life, then retreat to a quiet, comfortable home above it all.