



BRICKYARD MASTERPLAN

CASTLE ROCK, CO

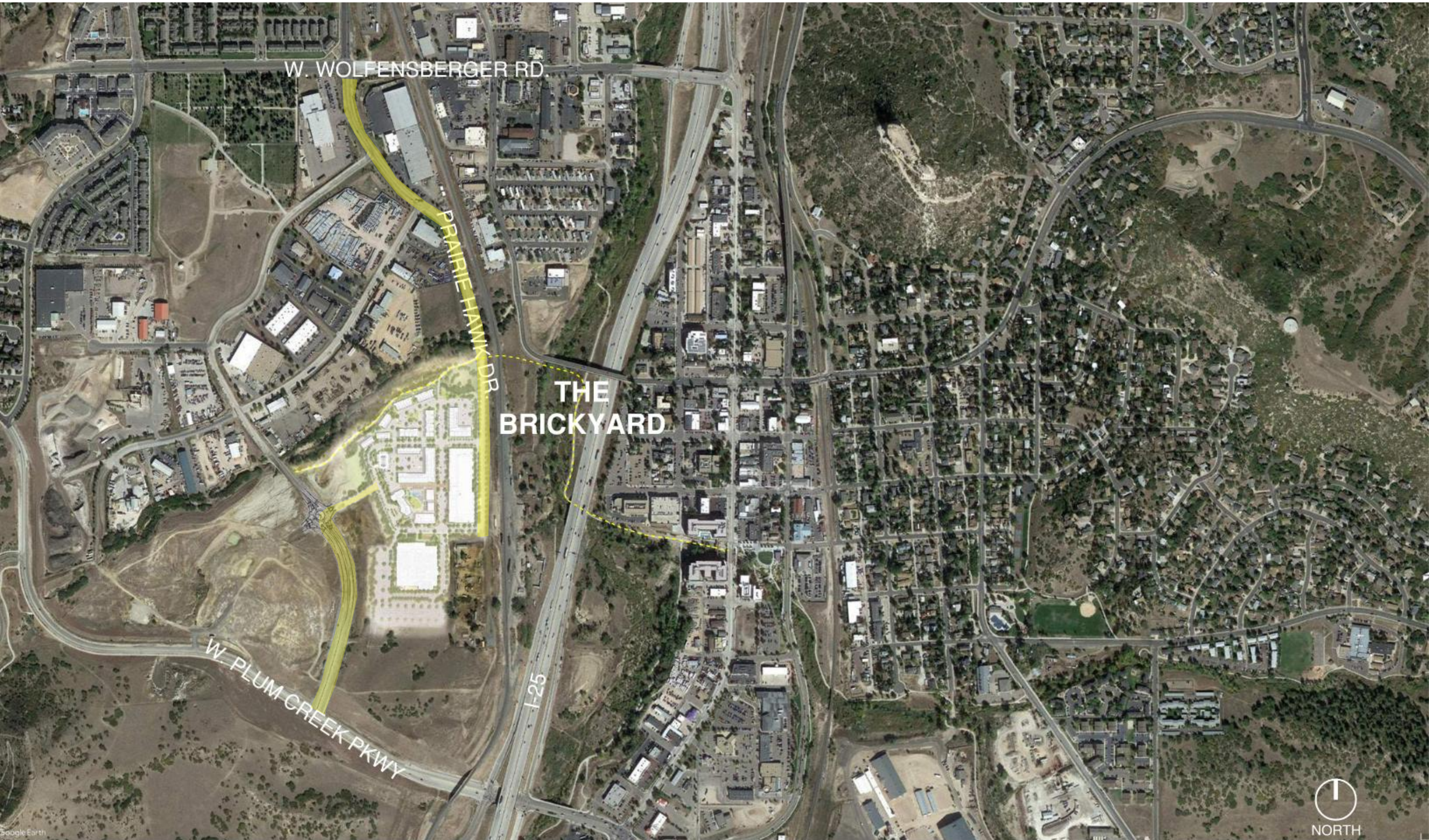
5/20/2025



CONFLUENCE
companies

Creating Places
That Tell A Story





W. WOLFENSBERGER RD.

PRAIRIE HAWK DR.

THE
BRICKYARD

W. PLUM CREEK PKWY

I-25



THE BRICKYARD I VICINITY MAP

Brickyard Previous Conditions



Brickyard Previous Conditions



Brickyard Site Plan



Brickyard Renderings



Brickyard Renderings



Brickyard Renderings



Brickyard Economic Impact

SPORTS CENTER COST

10 Acres of Land Dedicated from Developer

Sports Center Gross Cost - **\$104,198,381**

Total Cost Offset by The Brickyard **\$31,848,829**

Sports Center Facility Cost - **\$72,349,552**



ON-SITE TAX GENERATION

Town share of Sales Tax (30 years) **\$37,325,800**

Town Lodging Tax (30 years) **\$23,420,000**

Total Onsite Town Revenue Generated **\$60,745,800**

The Brickyard Generates **\$92,594,629** to help pay down the Cost of the Sports Center

- THE -
Brickyard
CASTLE ROCK, CO

QUESTIONS?

