DAWSON
TRAILS



FIND YOUR WAY HOME

CASTLE ROCK, CO

WELCOME TO DAWSON TRAILS

CASTLE ROCK'S NEXT GREAT COMMUNITY STARTS HERE.





OUR PATH FORWARD TRAILS ARE OUR GUIDE

Trails are where friendships form, where families wander, where possibility and discovery find room to grow. Whether paved and welcoming, or rugged and adventurous, trails anchor us to something larger.



DAWSON
TRAILS



33+ MILE
TRAIL SYSTEM

HOME
VARIETY

COMMERCIAL
AND RETAIL

748 ACRES OF
OPEN SPACE

A TRAILBLAZING VISION

Dawson Trails is a new planned community taking shape among the rolling hills and open landscape of Castle Rock, Colorado. It's a place where inviting neighborhoods, a medley of homes, miles of trails, parks and everyday conveniences are thoughtfully woven into the terrain – creating a distinctly Colorado community made for getting out and living well.

At its heart is a network of more than 33 miles of trails and pathways winding through sagebrush, Gambel oak and pinyon pine. From your front door, trails will lead to parks and open space, shops and restaurants, neighborhoods and gathering places – and spectacular views along the way.



A COMMUNITY SHAPED BY NATURE

WE LET THE LAND LEAD THE WAY.
The neighborhoods at Dawson Trails are designed in harmony with the land, intentionally clustered to leave vast open spaces accessible by trails but otherwise untouched. A wide variety of homes will offer more ways to live alongside nature, thoughtfully placed to frame extraordinary views and provide effortless access to the outdoors.

36% of the community will be trails and open space.

13% of the overall site will be dedicated to the Town of Castle Rock for future parks and schools.

360° of spectacular East Plum Creek Valley, Pikes Peak and Front Range views.





PARKS, PLAY AND EVERYDAY ADVENTURE.
With sports parks, neighborhood playgrounds and planned regional parks, Dawson Trails is built for active lives. A future cabana and pool will anchor community gatherings, while trailheads near homes and shops make it easy to explore – whether on two wheels or two feet.



WATER WISE, COLORADO SMART.
In a state where every drop matters, Dawson Trails is taking a thoughtful approach to sustainability. “ColoradoScaping” will bring the landscape to life with colorful, drought-tolerant plants, native grasses, shrubs and natural materials – creating beautiful outdoor spaces inspired by Colorado and designed to use less water.



THE VILLAGE AT DAWSON TRAILS

RIGHT IN THE MIDDLE OF A GOOD THING.
A neighborhood with everything going for it.

At the heart of Dawson Trails, The Village brings a little more energy to everyday life. Connected by roads and trails to the community's shopping, dining, parks and amenities, it's designed for people who like having more of life within easy reach.

The Village will offer one of the widest selections of home types at Dawson Trails, from single-family and paired homes to townhomes, condominiums, stacked flats and apartments. Inspired architecture will pair the warmth and character of Colorado with fresh, contemporary touches, giving The Village a personality all its own.

Neighborhood-oriented shops and services will bring even more convenience close to home. Plus, a new elementary school is planned right here in The Village, giving Dawson Trails kids the opportunity to walk or ride their bikes to school – another way trails will weave their way into everyday life.



WALK

RIDE

MEET

EAT

LEARN

EXPLORE

REPEAT



MEET HERE, GO ANYWHERE.
The Greenway is the hub of the community trail network and a natural starting point for whatever's next. Meet your friends. Pick a path. Walk, run, ride or roll from there.



HOMES FOR THE WAY YOU LIVE

HOMES BY TAYLOR MORRISON.

From low-maintenance living to expansive homes with room for everyone, Taylor Morrison brings three distinct collections to The Village – giving you more ways to find the home that fits your life.

Spacious layouts and flexible living spaces will offer plenty of room for everyday life, while the neighborhood's central location keeps trails, parks, shopping and dining close at hand.

DESTINATION COLLECTION
ROOM TO GO BIG.

HORIZON COLLECTION
LOCK, LEAVE, LIVE.

TOWN COLLECTION
ROOM FOR WHAT'S NEXT.



THE VILLAGE





A HOME FOR GOOD.
Dawson Trails and Taylor Morrison are proud to support HomeAid Colorado through the construction of a Benefit Home. Profits and sponsorship contributions will support HomeAid's housing development initiatives, with a goal of partnering with local organizations in Castle Rock and Douglas County.



THE HEIGHTS
AT DAWSON TRAILS

LIFE LOOKS GOOD FROM UP HERE.
Room to spread out. Reasons to get out.

Set on a gentle rise overlooking the East Plum Creek Valley, The Heights brings together beautiful views, inviting streets and a variety of single-family homes in a neighborhood made for putting down roots.

Here, the landscape is always part of the experience. Trails invite you to head out and explore, while a neighborhood park, pickleball court and playground give everyone more ways to get outside close to home.

RIGHT IN THE NEIGHBORHOOD.

PICKLEBALL
A little friendly competition close to home.

PLAYGROUND
Made for climbing, playing and meeting the neighbors.

TRAIL CONNECTIONS
Step out and see where the day takes you.

COME HOME
FIND HAPPY



HOMES BY TRUMARK HOMES.
Trumark Homes is bringing three distinct collections of single-family homes to The Heights neighborhood.

Taking their cues from the land, each collection will feature architecture that feels right at home in Dawson Trails.

THE VIEW WAS PART OF THE PLAN.
Designed to make the most of the surrounding views and natural setting, thoughtful floor plans welcome natural light and indoor-outdoor living – creating spaces that feel connected to the landscape and made for everyday Colorado life.



THE HEIGHTS





WILDWOOD COLLECTION
EMBRACE YOUR SPACE.

PATHSTONE COLLECTION
GO AHEAD, SPREAD OUT.

PINE HAVEN COLLECTION
MORE ROOM TO ROAM.





THE DISTRICT AT DAWSON TRAILS

EVERYDAY LIFE AT YOUR DOORSTEP.

Dawson Trails is more than homes – it's the future of a thriving mixed-use community that balances a wide variety of homes, trails, parks and commerce with an unwavering respect for Colorado's wide-open landscape.

From neighborhood favorites to nationally recognized retailers and essential services, The District will bring together shopping, dining, healthcare, recreation, offices and more.







PICTURE IT.
Ride to coffee. Walk to dinner. Meet friends after work. Stop by Costco and stock up for the week. Swing by King Soopers to pick up that thing you need for dinner tonight. Take the kids to Gold Crown for practice. Make an appointment at HCA HealthONE. Get your workout in. Meet a client for lunch. And find a new favorite restaurant.

HERE, YOU GET A LOT MORE, A LITTLE CLOSER.

CASTLE ROCK THE VIEW IS ONLY THE BEGINNING

SMALL-TOWN CHARM. BIG-TIME APPEAL.

Dawson Trails is proud to call Castle Rock home. Consistently recognized for its quality of life, safety, rising incomes and strong schools, it's a Town with plenty going for it – and plenty going on.

Historic Downtown Castle Rock: Locally owned shops, restaurants and gathering places surround Festival Park, creating a lively center for everyday life. Grab a coffee, meet friends for dinner, browse the shops or catch an event in the park.

Outlets at Castle Rock: One of Colorado's premier shopping destinations brings an entirely different kind of energy, with an extensive collection of name-brand outlet stores and restaurants in an open-air setting.

Promenade at Castle Rock: Shopping, dining, services and inviting outdoor spaces add even more to the mix, including favorites like Whole Foods Market, HomeGoods and Sierra Trading Post.







The good kind of busy: From First Fridays and farmers' markets to concerts, festivals and seasonal traditions, Castle Rock gives neighbors plenty of reasons to get together. The Town hosts more than 80 community events each year.

Best-in-class schools: Families at Dawson Trails are part of the top-rated Douglas County School District. Students can attend nearby neighborhood schools including South Ridge Elementary, World Compass Academy, Mesa Middle School and Douglas County High School.







A LITTLE CLOSER TO THE MOUNTAINS. A LOT CLOSER TO THE EXPERIENCE.

On the west side of I-25, Dawson Trails sits closer to the rising landscape of the Front Range, where the terrain begins to climb and the mountains become part of everyday life.

LIFE WIDE OPEN

When you live at Dawson Trails, some of the region's best recreation begins just beyond your doorstep. Explore the rugged beauty of Castlewood Canyon State Park. Hike the ridgelines of Dawson Butte. Wander the trails and open landscape of Lost Canyon Ranch Open Space. Ride miles of regional trails. Spend the afternoon at Philip S. Miller Regional Park, home to Challenge Hill, zip lines, playgrounds and sports fields: one of the most celebrated recreation destinations along the Front Range.

Golfers can tee off at Plum Creek, Red Hawk Ridge or Bear Dance, three scenic courses offering plenty of reasons to get out for a round.



And connecting it all is Castle Rock's extensive trail network – more than 130 miles of paved and natural-surface trails that ultimately connect to Dawson Trails' own 33+ mile community trail system.



FROM HISTORY TO HOME

TRACKS OF THE PAST
TRAILS TO THE FUTURE



Long before Dawson Trails was imagined, these rolling hills just south of Castle Rock once echoed with a different kind of energy.

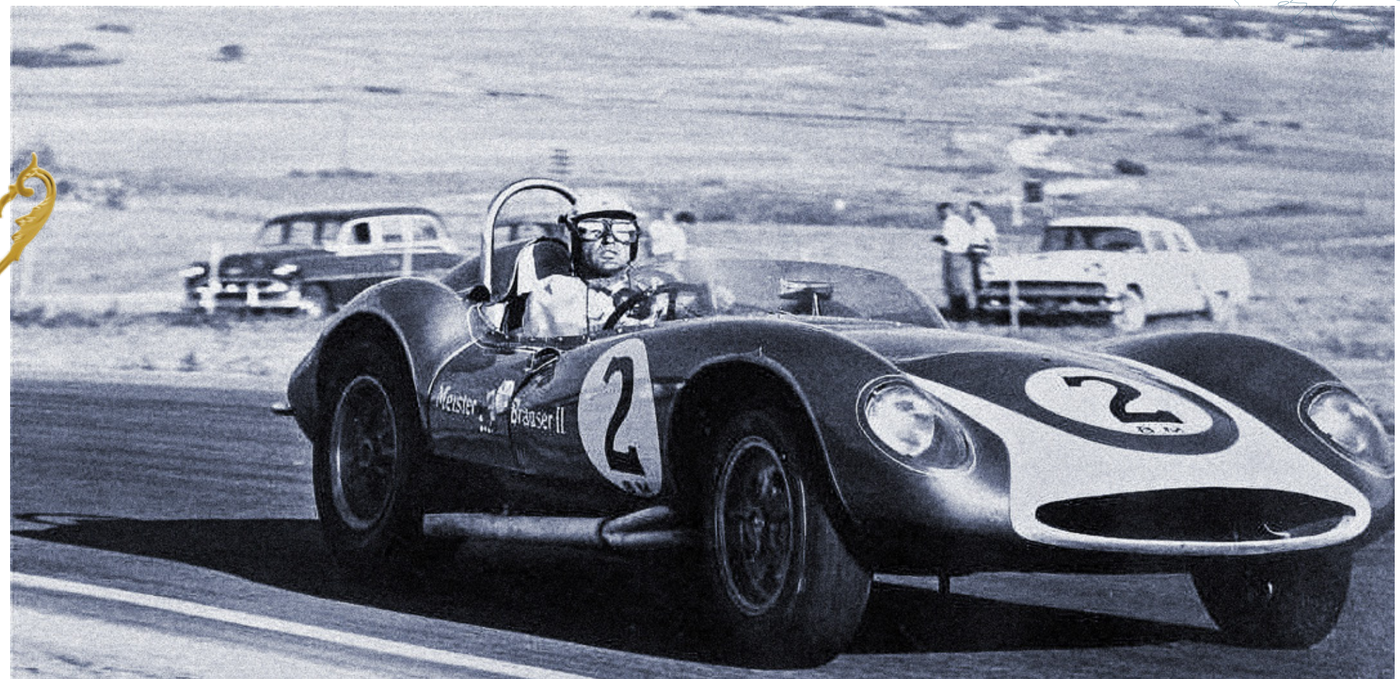
Beginning in 1959, this land was home to Continental Divide Raceways – a legendary motorsports complex that brought world-class drivers, daredevils and thousands of racing fans to Castle Rock.

The track featured a 2.8-mile road course, a half-mile oval and a 4,200-foot drag strip. A.J. Foyt, Mario Andretti, Carroll Shelby and other legends of motorsport raced here. Evel Knievel even made an appearance, adding his own bit of high-octane history.

Eventually, the engines fell silent. The track was closed, and the land entered a new chapter.

Today, the spirit of the racetrack remains, felt in the energy of this community and noted in the names of our trails and streets.







ON THE MAP
AND ON THE MOVE



Dawson Trails sits just south of downtown Castle Rock, with easy access to I-25 and the Front Range.

The new Crystal Valley interchange makes getting to and from Dawson Trails even easier, connecting residents with Denver to the north and Colorado Springs to the south.





5 MINS
DOWNTOWN CASTLE ROCK

25 MINS
DENVER TECH CENTER

40 MINS
DOWNTOWN DENVER

45 MINS
COLORADO SPRINGS

FOLLOW YOUR CURIOSITY

EVERY TRAIL LEADS SOMEWHERE
MAKE YOURS HOME



DawsonTrails.com

VISIT US
From I-25, take the Crystal Valley Parkway Exit 179. Head west to Dawson Trails Boulevard.

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