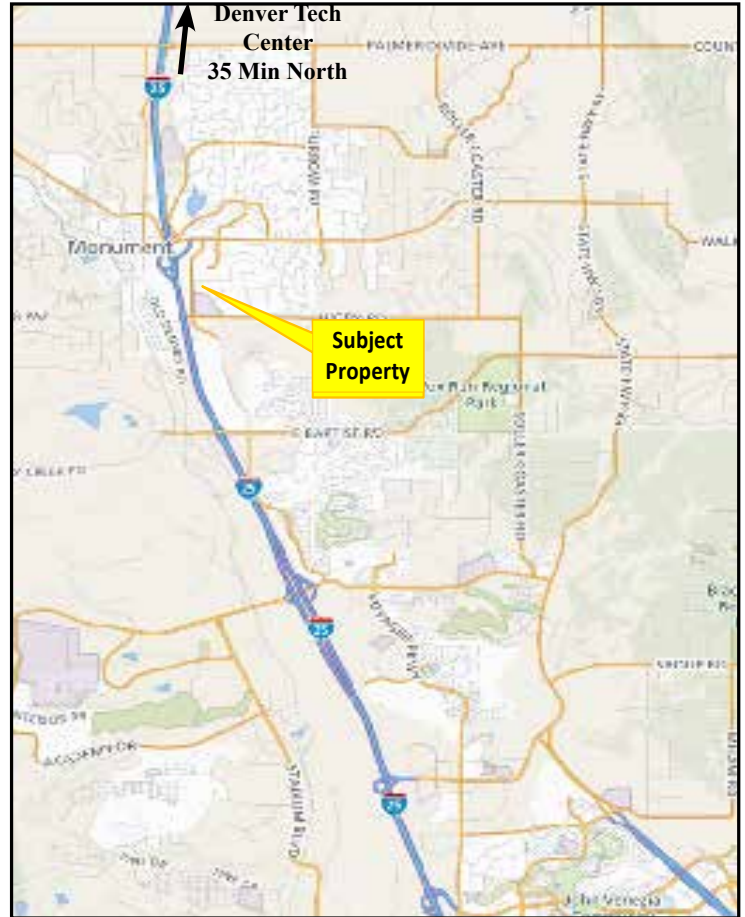
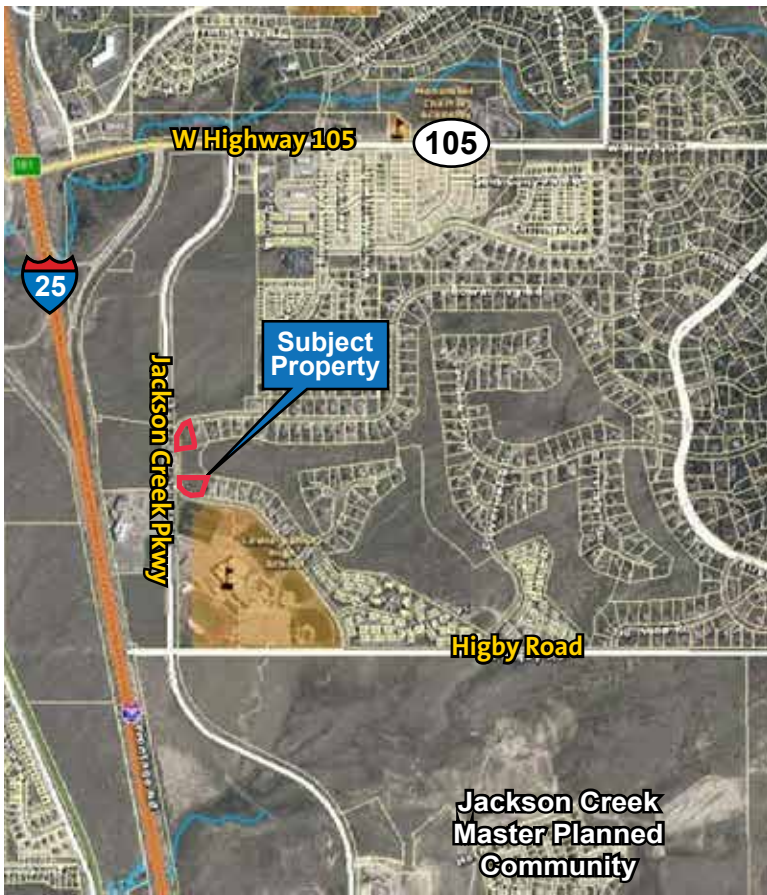


2 LARGE FINISHED RESIDENTIAL LOTS FOR SALE

Jackson Creek Pkwy & Higby Road, Monument, CO 80132



NEW TO MARKET



PROPERTY INFORMATION

- The lots are located in El Paso County and subject to the Woodmoor Improvement Association for architectural approvals and guidelines.
- Excellent marketing window. Easy access to and from I-25.
- Great western views. School District #38.
- Lot #496 (southern lot) is approximately ¾ of an acre and Lot #499 (northern lot) is just over 1.0 acres.
- The lots are platted and finished with utilities stubbed to the site.
- Services for the lots are provided by Woodmoor Water and Sanitation.
- Includes 2 finished 1/2 acre single-family lots.

SALE PRICE: \$145,000 for each lot.

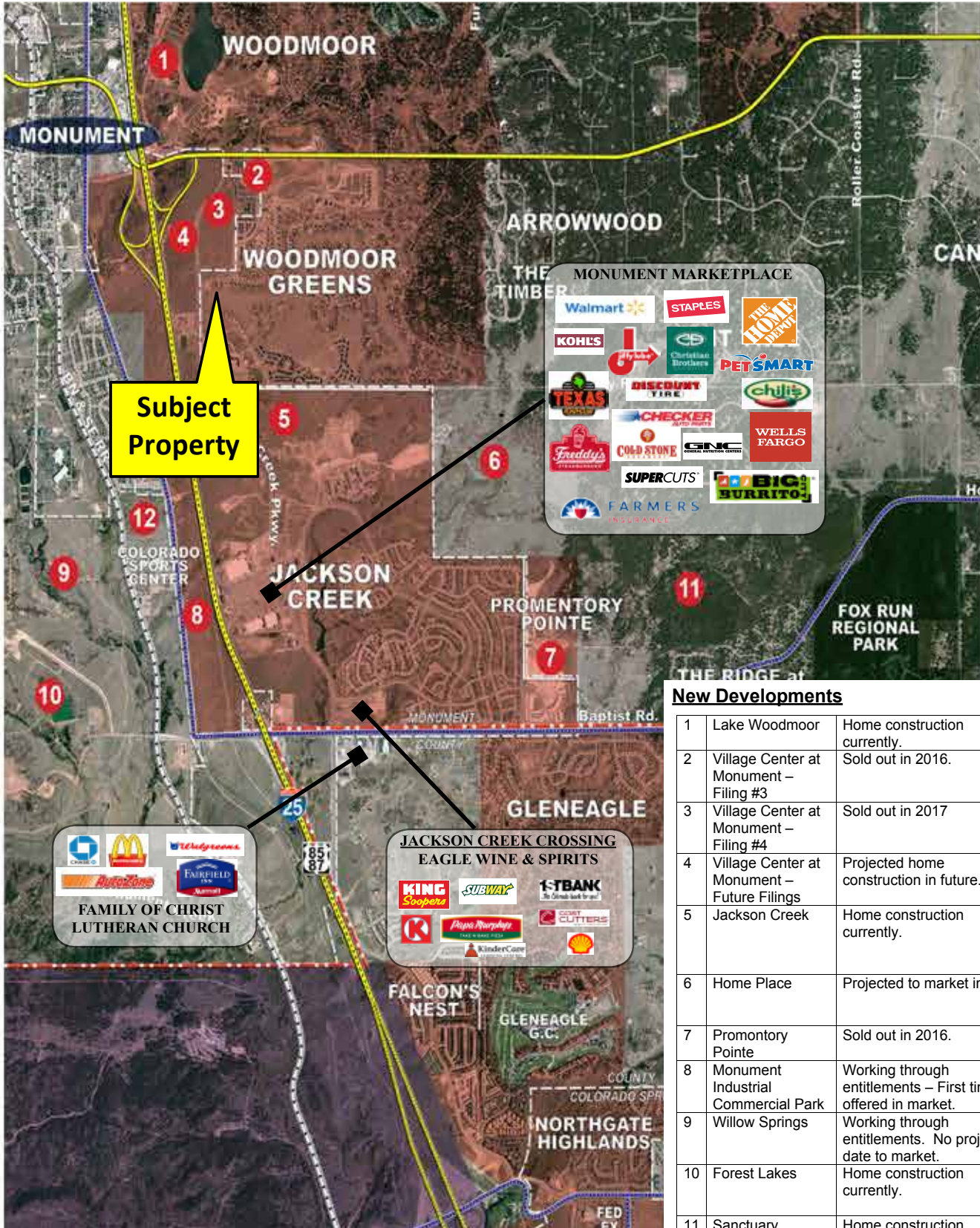
JACK MASON
Senior Broker
719.228.3631
jmason@quantumcommercial.com

12/06/18

The information contained herein was obtained from sources believed to be reliable, however, Quantum Commercial Group Inc makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, changes of price or conditions prior to sale or lease, or withdrawal without notice.

2 LARGE FINISHED RESIDENTIAL LOTS FOR SALE

Jackson Creek Pkwy & Higby Road, Monument, CO 80132



Subject Property

MONUMENT MARKETPLACE

- Walmart
- STAPLES
- THE HOME DEPOT
- KOHL'S
- Christian Brothers
- PETSMART
- TEXAS ROADHOUSE
- DISCOUNT TIRE
- chili's
- CHECKER
- Freddy's
- COLD STONE
- GNC
- WELLS FARGO
- SUPERCUTS
- BIG BURRITO
- FARMERS INSURANCE

FAMILY OF CHRIST LUTHERAN CHURCH

- Chick-fil-A
- McDonald's
- Wendy's
- AutoZone
- Fairfield Inn

JACKSON CREEK CROSSING EAGLE WINE & SPIRITS

- KING Soopers
- SUBWAY
- 1STBANK
- Philly Doughnuts
- COMET CUTTERS
- Shell

New Developments

1	Lake Woodmoor	Home construction currently.	+/- 100 SFR units
2	Village Center at Monument – Filing #3	Sold out in 2016.	75 SFR units
3	Village Center at Monument – Filing #4	Sold out in 2017	128 SFR units
4	Village Center at Monument – Future Filings	Projected home construction in future.	+/- 200 SFR & MFR units planned
5	Jackson Creek	Home construction currently.	+/- 600 SFR & MF units remain to be built
6	Home Place	Projected to market in 2019.	+/- 600 SFR & MFR units planned
7	Promontory Pointe	Sold out in 2016.	200 SFR units
8	Monument Industrial Commercial Park	Working through entitlements – First time offered in market.	200+ acres for Indust./ Comm Uses
9	Willow Springs	Working through entitlements. No projected date to market.	+/- 300 SFR units
10	Forest Lakes	Home construction currently.	+/- 300 SFR units remain to be built
11	Sanctuary	Home construction currently.	500+ SFR units
12	Old Denver Road	Home construction to start in 4 th qtr/ 2018.	150+ SFR & MFunits