

MULTI-FAMILY/COMMERCIAL LAND FOR SALE IN THE TOWN OF MONUMENT

East Side of Interstate 25 and Baptist Road, Monument, CO 80132



30.13 ACRES AT I-25 INTERCHANGE



Property Information

- Excellent Interstate 25 access and visibility
- 45 minutes south of Denver
- Fast-growing, high-end demographic
- Zoning: PCD (Planned Commercial Development) ideal for apartments, multi-family, hotels, restaurants, office uses
- Utilities: Triview Metropolitan District and Mountain View Electric

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Est. 2018 Population	3,746	23,066	50,567
Average Household Income:	\$149,241	\$138,943	\$139,238
TRAFFIC COUNTS			
I-25 & Baptist Road	64,300 vpd		
W. Baptist Rd & Jackson Creek Pkwy	10,595 vpd		

PRICE: CALL BROKER FOR PRICING

JACK MASON
Senior Broker, Land
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1/2/19

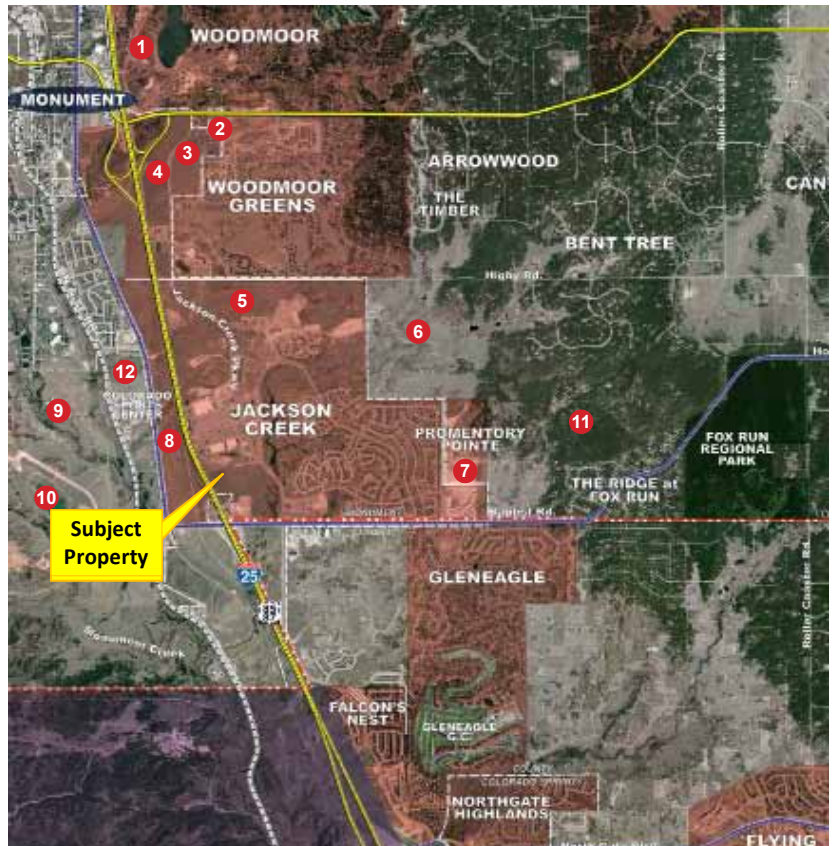
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New Developments

1	Lake Woodmoor	Development started. Home construction in 1 st qtr/2016.	+/- 150 SFR units
2	Village Center at Monument – Filing #3	Home construction currently.	75 SFR units
3	Village Center at Monument – Filing #4	Projected home construction in 4 th qtr/2015.	128 SFR units
4	Village Center at Monument – Future Filings	In entitlement process. Projected home construction in 4 th qtr/2016.	+/- 600 SFR & MFR units planned
5	Jackson Creek	Home construction currently.	+/- 600 SFR & MF units remain to be built
6	Home Place	In receivership. Projected to market in late 2016.	+/- 850 SFR & MFR units planned
7	Promontory Pointe	Home construction currently.	55 SFR remain to be built
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 to start in 4 th qtr/2015	+/- 300 SFR units
11	Sanctuary	Home construction to start in 2 nd qtr/2016	600+ SFR units
12	Old Denver Road	Home construction to start in 4 th qtr/ 2016	150+ SFR units



Conceptual Plan

