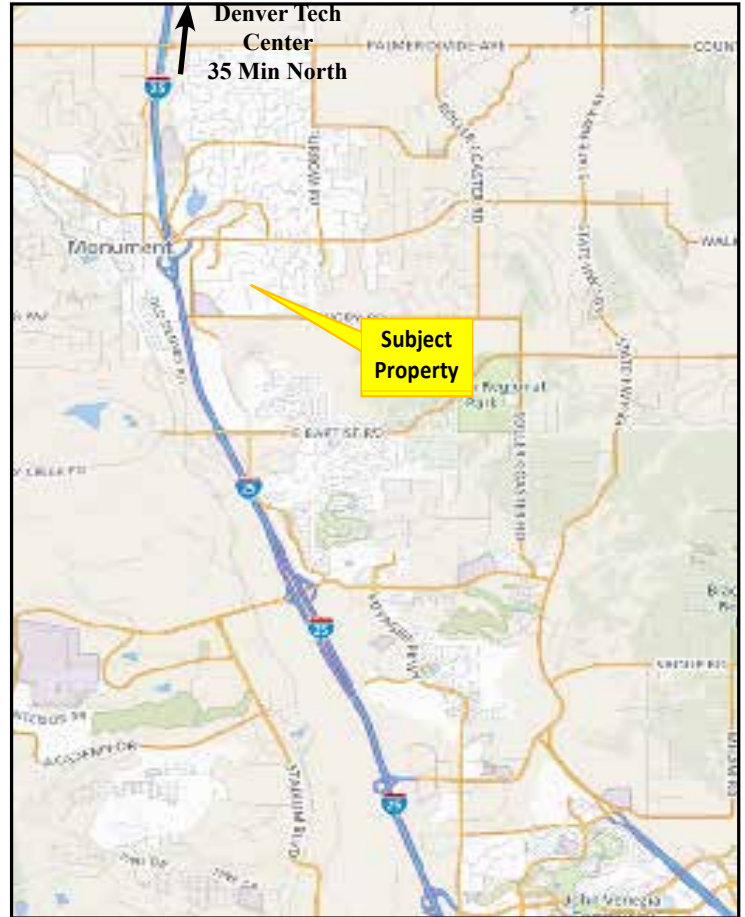


RESIDENTIAL LAND DEVELOPMENT OPPORTUNITY

Jackson Creek Pkwy & Higby Road, Monument, CO 80132



APPROXIMATELY 134 ACRES ZONED FOR RESIDENTIAL LOTS IN EL PASO COUNTY



PROPERTY INFORMATION

- Approx. 135 acres in El Paso County, just south and east of the Town of Monument. Less than 35 minutes from Denver Tech Center.
- Zoned RS-20,000 in El Paso County, which allows for 1/2 acre single family residential lots.
- Excellent marketing window. Easy access to and from I-25.
- Great western views. School District #38.
- Services provided by Woodmoor Water & Sanitation (WW&S). Water will need to be purchased from WW&S.
- Includes 2 finished 1/2 acre single-family lots.

SALE PRICE/TERMS: \$4,750,000. Close upon final plat approval.

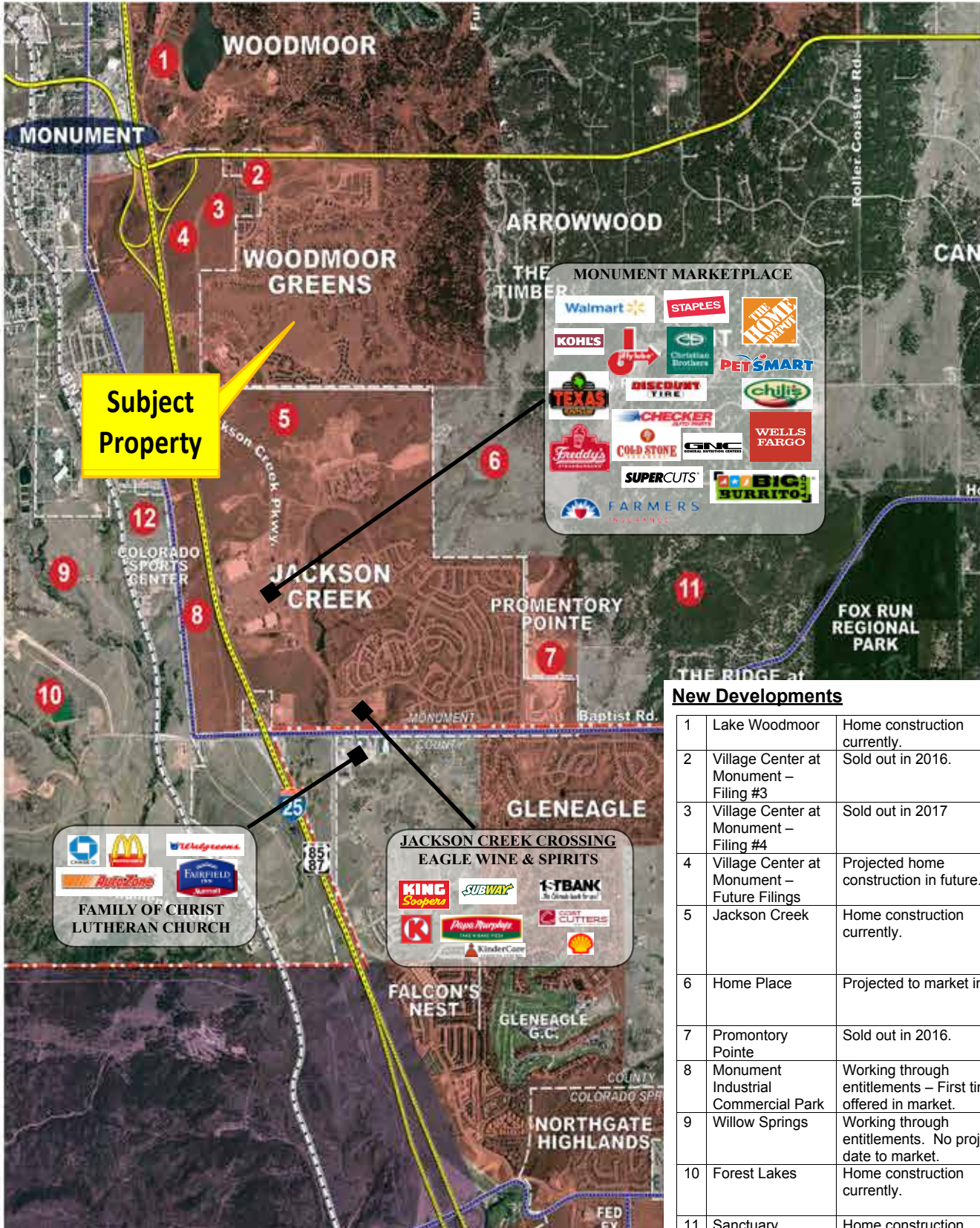
JACK MASON
Senior Broker, Land
719.228.3631
jmason@quantumcommercial.com

5/14/18

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.

RESIDENTIAL LAND DEVELOPMENT OPPORTUNITY

Jackson Creek Pkwy & Higby Road, Monument, CO 80132



New Developments

Area	Development Name	Status	Units
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