

RETAIL/COMMERCIAL PAD SITES AND LAND FOR SALE IN THE TOWN OF MONUMENT

NWC Baptist Road and I-25, Monument, CO 80132



12+ ACRES AT I-25 INTERCHANGE



Property Information

- Interstate 25 access and visibility
- 45 minutes south of Denver
- Seller will discuss developing pad sites
- Fast-growing, high-end demographic
- Zoning: PCD (Planned Commercial Development) ideal for hotels, restaurants, automotive, convenience stores, office, retail
- Utilities: Triview Metropolitan District

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Est. 2017 Population	1,385	22,458	50,410
Average Household Income:	\$137,476	\$131,502	\$131,509
TRAFFIC COUNTS			
I-25 & Baptist Road	64,300 vpd		

CALL BROKER FOR PRICING

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3/20/20

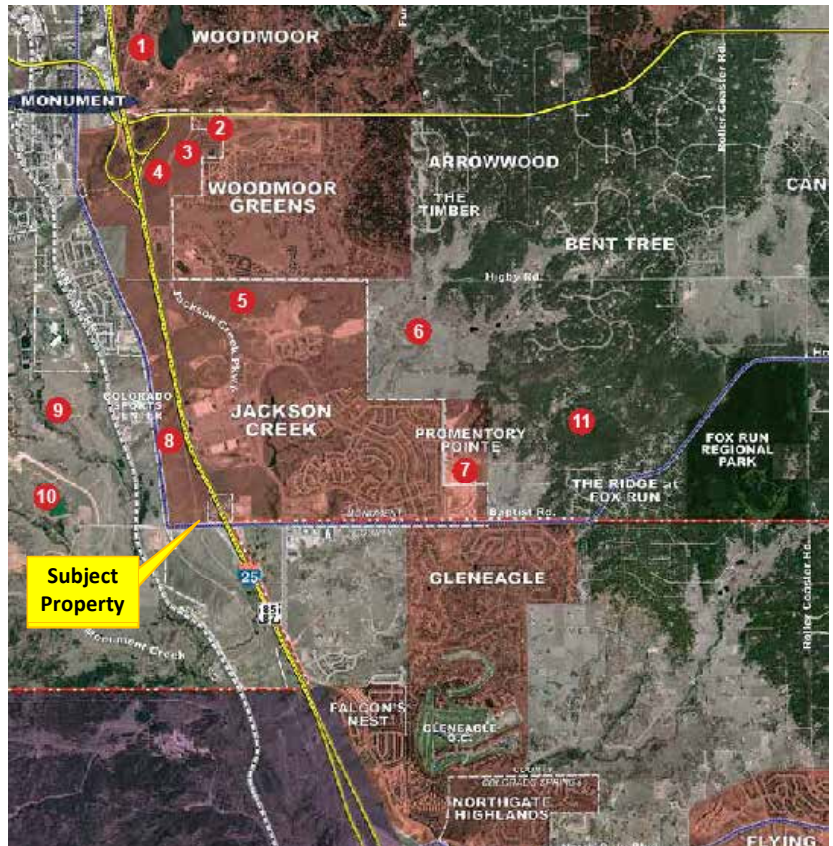
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New Developments

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 Only

