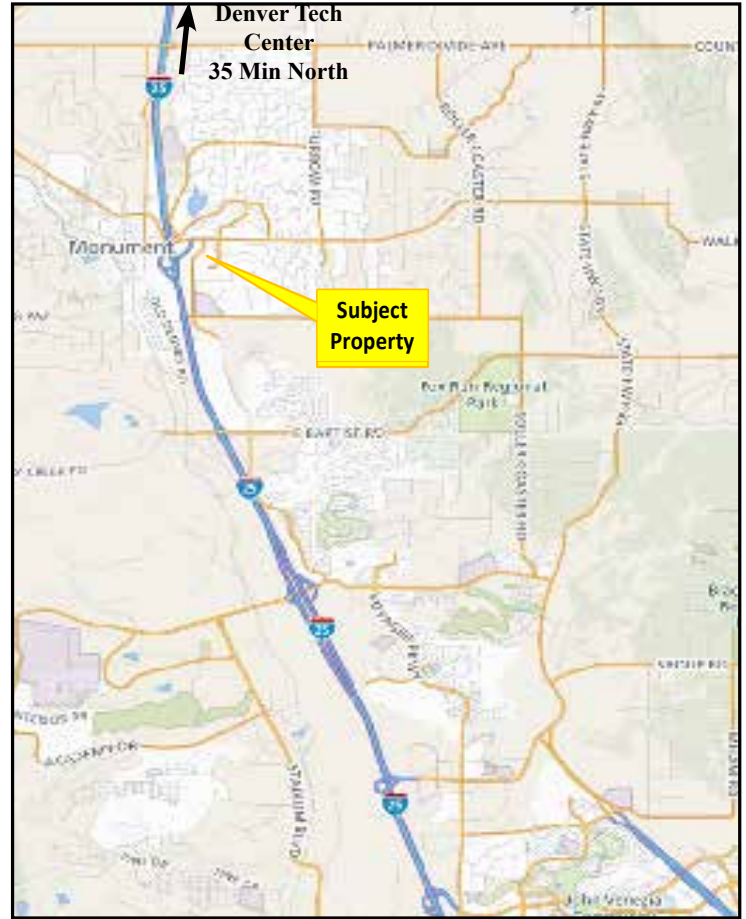


# LAND DEVELOPMENT OPPORTUNITY

Hwy 105 and Jackson Creek Pkwy, Monument, CO 80132



## APPROXIMATELY 84 ACRES FOR DEVELOPMENT IN THE TOWN OF MONUMENT



### PROPERTY INFORMATION

- 84+ acres (can be subdivided for multiple uses) in the Town of Monument. Less than 35 minutes from Denver Tech Center.
- Currently zoned commercial. Also, ideal for multiple residential uses; apartments, townhomes, paired housing and single family residential.
- Excellent marketing window. Easy access to and from I-25.
- Great western views. School District #38. Services provided by Woodmoor Water & Sanitation.
- Metro District can be formed.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Est. 2017 Population	3,736	21,721	35,992
Average Household Income:	\$109,542	\$126,413	\$132,365
No. of Households 2017 Est.	1,396	7,752	12,614
TRAFFIC COUNTS			
I-25 and Highway 105	63,000 vpd		

**SALE PRICE/TERMS:** \$3.00/SF to \$8.00/SF. Property can be sold in bulk or smaller parcels. Close upon final plat approval. Seller financing available.

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01/02/19

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.

# FOR SALE - LAND DEVELOPMENT OPPORTUNITY

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### New Developments

Site #	Location	Development Status	Units/Details
1	Lake Woodmoor	Development started. Home construction in 4 <sup>th</sup> qtr/2015.	+/- 150 SFR units remain to be built
2	Village Center at Monument – Filing #3	Home construction currently.	75 SFR units
3	Village Center at Monument – Filing #4	Projected home construction in 2 <sup>nd</sup> qtr/2016.	133 SFR units
4	Village Center at Monument – Future Filings	In entitlement process. Projected home construction in 3 <sup>rd</sup> qtr/2016.	+/- 400 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 mid- 2017.	+/- 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	Working through entitlements projected to market in 2017	+/- 200 SFR units
11	Sanctuary	Working through entitlements projected to market in 4 <sup>th</sup> qtr/2016	600+ SFR units