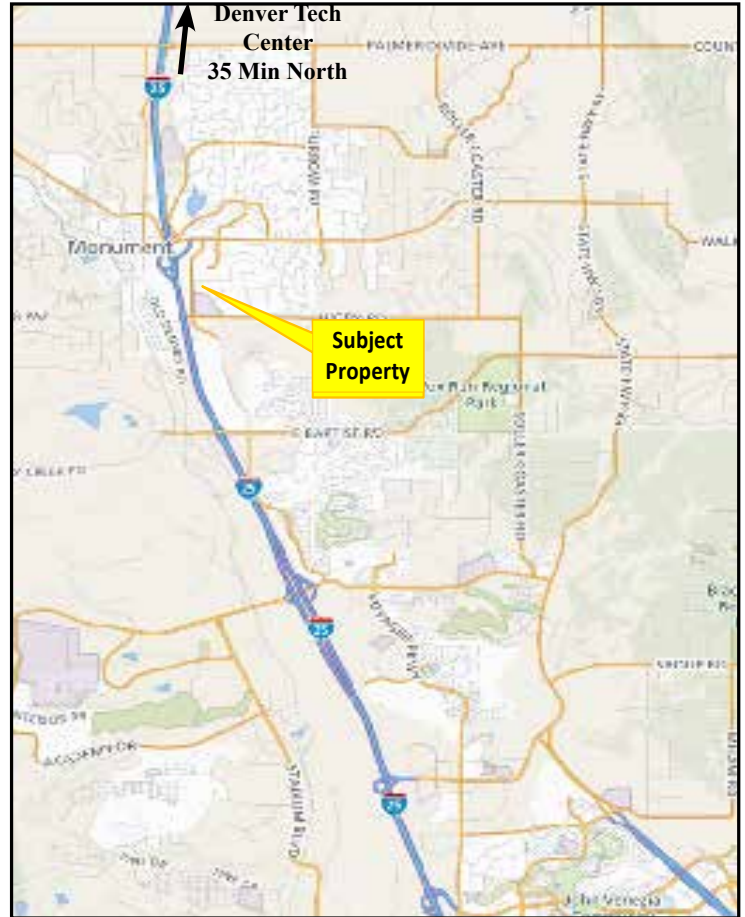


# 2 LARGE FINISHED RESIDENTIAL LOTS FOR SALE

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: \$130,000 for each lot.**

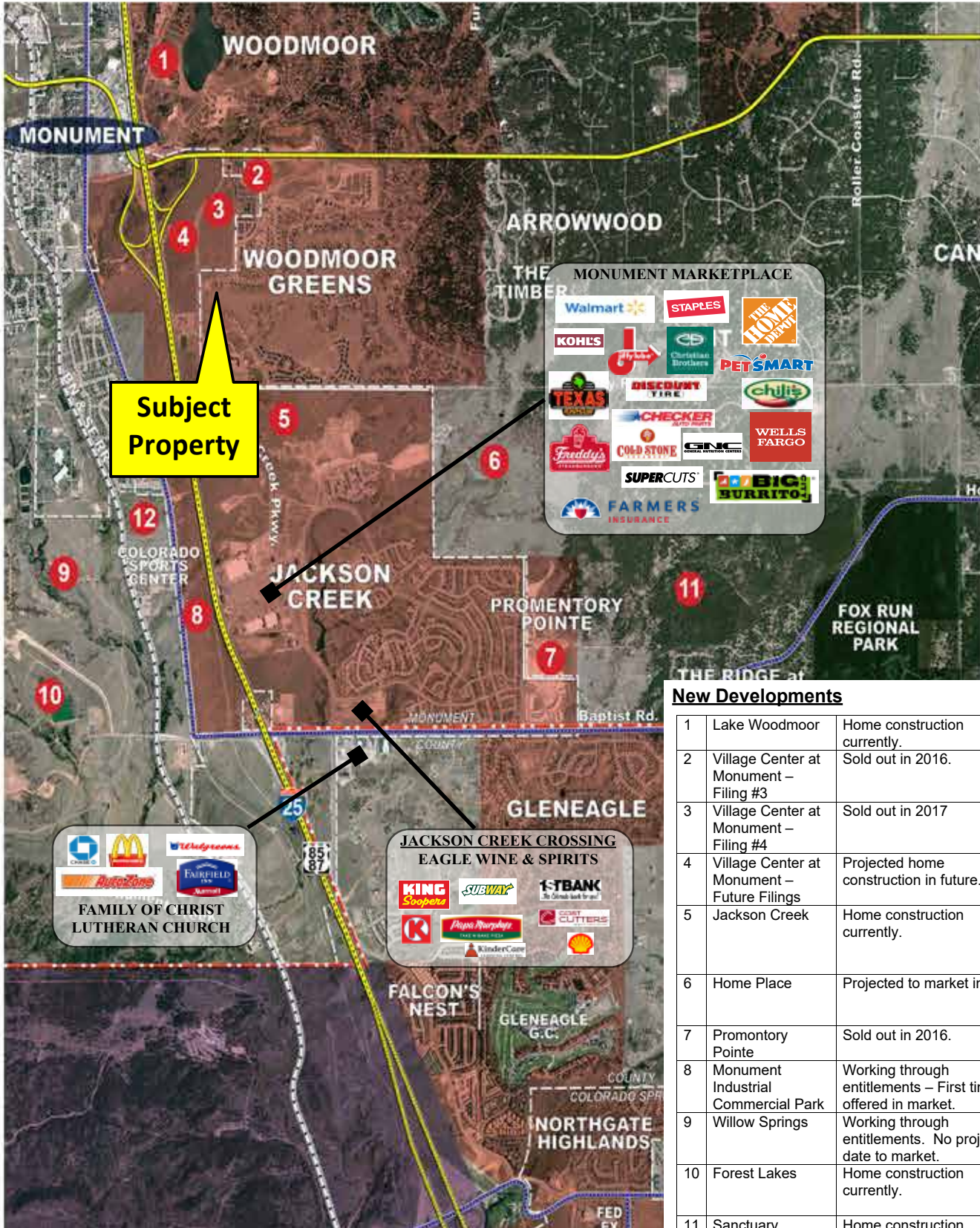
**JACK MASON**  
Senior Broker, Land  
719.228.3631  
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7/27/20

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### 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 <sup>th</sup> qtr/ 2018.	150+ SFR & MFunits