

Falcon Commerce Center +98 AC | Land for Sale I-25 & Baptist Rd Commercial | Industrial | Retail

Property Features

- Falcon Commerce Center is a +224-AC mixed-use development located at southwest quadrant of I-25 & Baptist Road in Monument, CO north of Colorado Springs. The project includes user sites & build-to-suit opportunities for commercial, industrial & office uses.
- The site fronts I-25 with easy access to Colorado Springs & Denver. The 17,000-acre U.S. Air Force Academy borders the development to the south. Access is via Baptist Road & Woodcarver Road. Falcon Commerce Center is one of only a few developments with I-25 exposure plus easy access.

**CONTACT AGENTS
FOR TERMS**



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A Development of:
CP | REAL ESTATE CAPITAL



	CIVIC	COMMERCIAL	INDUSTRIAL	INSTITUTIONAL	MEDICAL	OFFICE	RESIDENTIAL	WAREHOUSE DISTRIBUTION
Area A		X			X	X		
Area B	X	X	X	X	X	X		X
Area C	X		X	X	X	X		X
Area D	X		X	X			X	X

Area E: Centralized Detention Area F: Open Space

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THIS STATEMENT WITH THE INFORMATION IT CONTAINS IS GIVEN WITH THE UNDERSTANDING THAT ALL NEGOTIATIONS RELATING TO THE PURCHASE, RENTING, OR LEASING OF THE PROPERTY DESCRIBED ABOVE SHALL BE CONDUCTED THROUGH THIS OFFICE. THE ABOVE INFORMATION WHILE NOT GUARANTEED WAS SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE.

Concept Plan

- ## Proposed Uses Include:
- Commercial
 - Office
 - Industrial
 - Retail
 - Medical
 - Hospitality
 - Public Storage
 - Senior Housing
 - Multi-Family



FALCON COMMERCE
CENTER
(+224 AC)
(+98 AC Available)

Location Advantages

- Conveniently located 15 minutes north of downtown Colorado Springs & 45 minutes south of the Denver Tech Center
- The I-25/Baptist Road interchange went through a total reconstruction in 2009 – 2010. Baptist Road frontage improvements were completed in 2016.
- The 35-mile Santa Fe Trail is an immensely popular public amenity that traverses Falcon Commerce Center & the Air Force Academy north to south.

Drive Times

To Downtown Denver.....53 miles
 To Downtown Colorado Springs.....15 miles

Market Profile

Population (2023)	1 Mile	3 Mile
Total Population:	851	26,297
Households (2023)		
Total Households:	300	9,385
Median Household Inc:	\$127,941	\$123,290
Housing (2023)		
Median Home Value:	\$452,777	\$451,324

Traffic Counts / Vehicles Per Day

Street	Cross-Street	Count
W Baptist Rd	I-25 E	14,583
W Baptist Rd	Struthers Rd	14,460
I-25	W Baptist Rd SE	69,249



53 Miles
To Denver

15 Miles
To Colorado
Springs

Monument Marketplace

Fuji Mountain

Ent Q Do BA

PIES & GRINDERS WELLS FARGO

Freddy's STEAKBURGERS

DISCOUNT TIRE

SUBWAY TEXAS

Walmart
Save money. Live better.

STAPLES

PETSMART

THE HOME DEPOT

KOHL'S

78,988

VALERO

NATURAL GROCERS

KING Scoopers

W Baptist Rd

Baptist Rd

QT
QuikTrip

Pilot TRAVEL CENTERS

7,644

ups

Falcon
Commerce
Center
(+224 AC)

Budweiser
EAGLE ROCK

Monument Ridge

McDonald's CHASE

AutoZone

Walgreens FAIRFIELD by Walmart

Jackson Creek Pkwy

INTERSTATE 25

Santa Fe Trail

Lewis Palmer High School

Jackson Creek Pkwy

Old Denver Rd

Ronald Reagan Hwy

15th Ave Hwy