



# 11.0 ACRES OF VACANT LAND (MAY BE SUBDIVIDED)

WEST SIDE OF I-25, NORTH OF WEST BAPTIST ROAD  
MONUMENT, CO 80132

Gabriel Hill  
Advisor  
303.632.8784  
gabriel.hill@svn.com

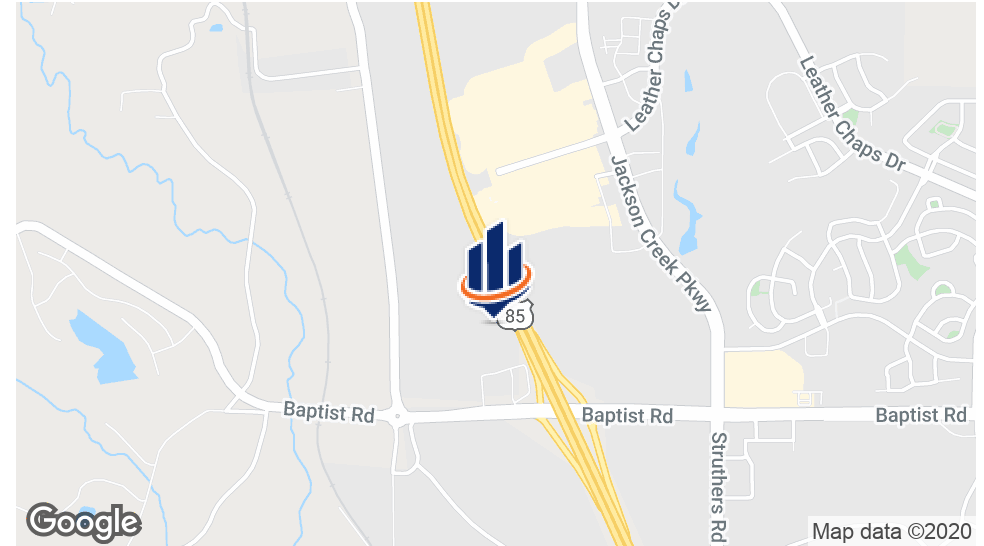


Gary Best, CCIM  
Director  
520.444.0799  
gbest@kw.com





# Property Summary



## OFFERING SUMMARY

Sale Price:	\$2,635,000
Lot Size:	11 Acres
Price / SF:	\$5.50
Zoning:	PID[ Planned Industrial Development] and PCD [Planned Commercial Development]
Market:	Colorado Springs
Submarket:	Monument
APN:	71260-02-005 and 71260-02-011

## PROPERTY OVERVIEW

The property consists of two adjacent parcels located on the west side of Interstate 25, immediately north of the Diamond Shamrock truck stop. Owner will subdivide the site as needed.

## PROPERTY HIGHLIGHTS

- Interstate 25 visibility [ADT 90,000]
- Interstate 25 access at Baptist Road
- Two miles south of Downtown Monument; Five miles north of the US Air Force Academy;
- 52 miles south of Downtown Denver; 42 miles south of DTC; 19 miles north of Downtown Colorado Springs
- Located near major retailers [Walmart, Home Depot, Kohl's, King Soopers, and more]
- Next to an established truck stop and a brand new Pilot truck stop at the SWC of the Interchange.
- Fast-growing, high-end residential population
- Flexible zoning
- Utilities: water, sewer, electricity, natural gas [call for details]

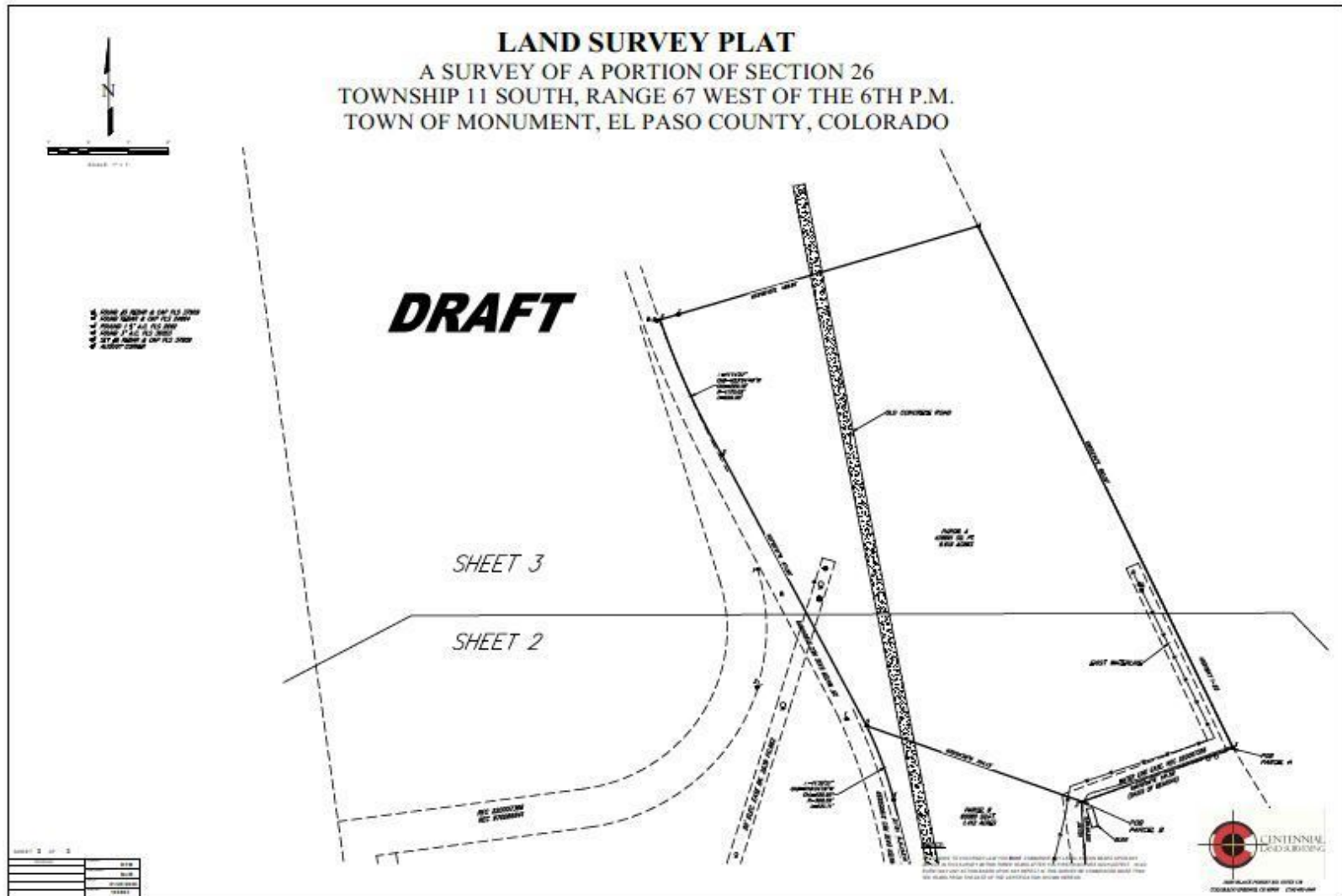


# Retailer Map





# Survey



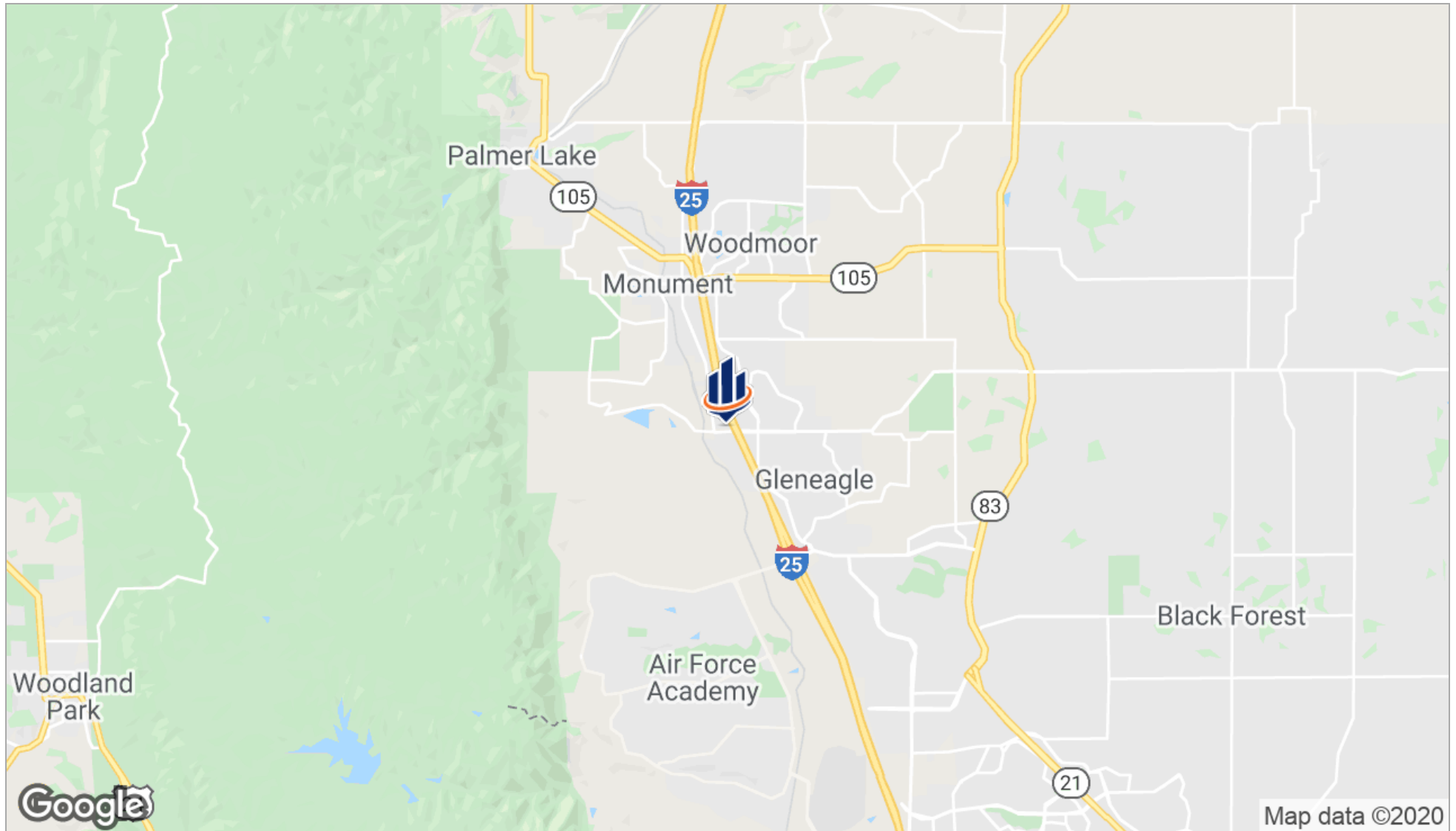


**LAND SURVEY PLAT**  
A SURVEY OF A PORTION OF SECTION 26  
TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
TOWN OF MONUMENT, EL PASO COUNTY, COLORADO



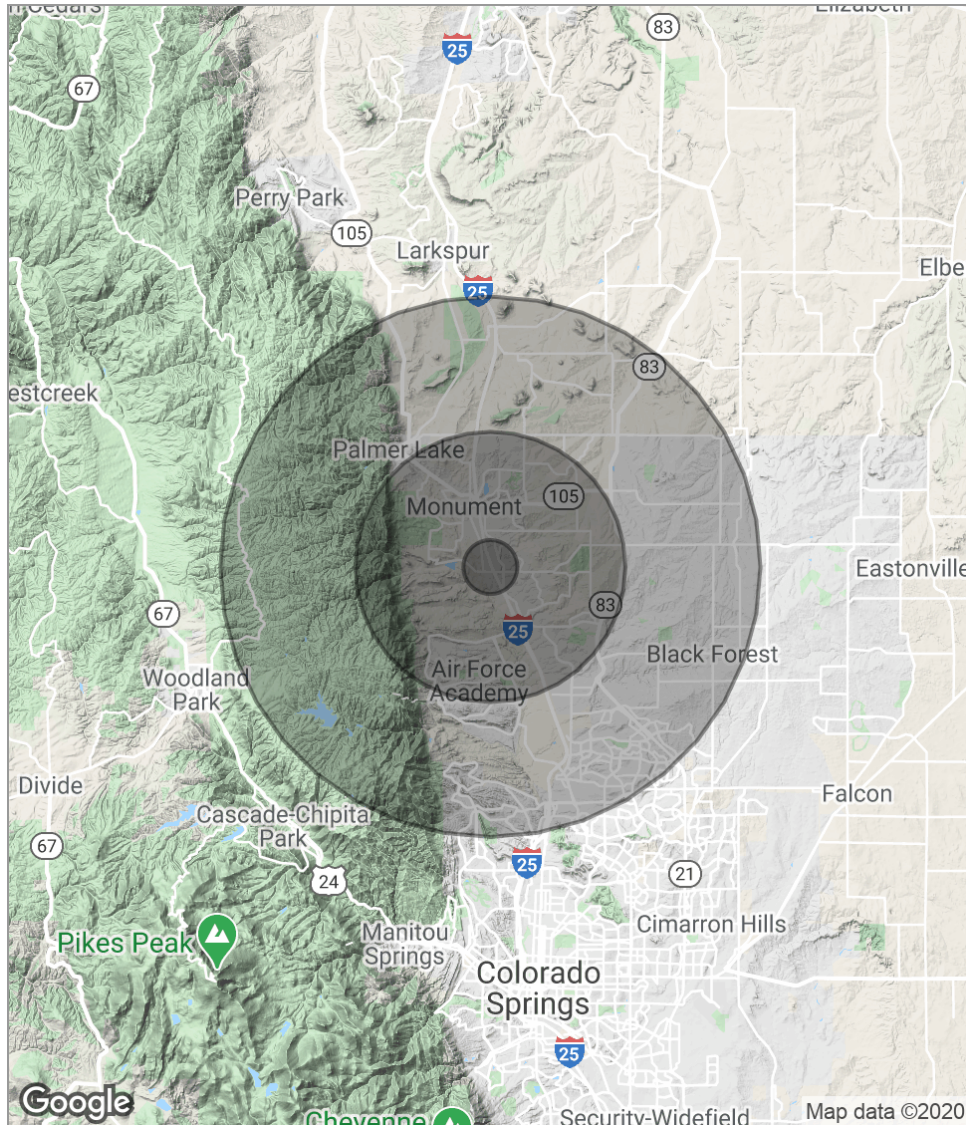


# Location Maps





# Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,237	95,401	377,471
Median age	33.4	35.7	36.7
Median age [Male]	33.5	34.8	35.6
Median age [Female]	33.0	36.4	37.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	689	32,274	142,103
# of persons per HH	3.2	3.0	2.7
Average HH income	\$116,046	\$99,104	\$81,667
Average house value	\$454,221	\$384,346	\$312,238

*\* Demographic data derived from 2010 US Census*