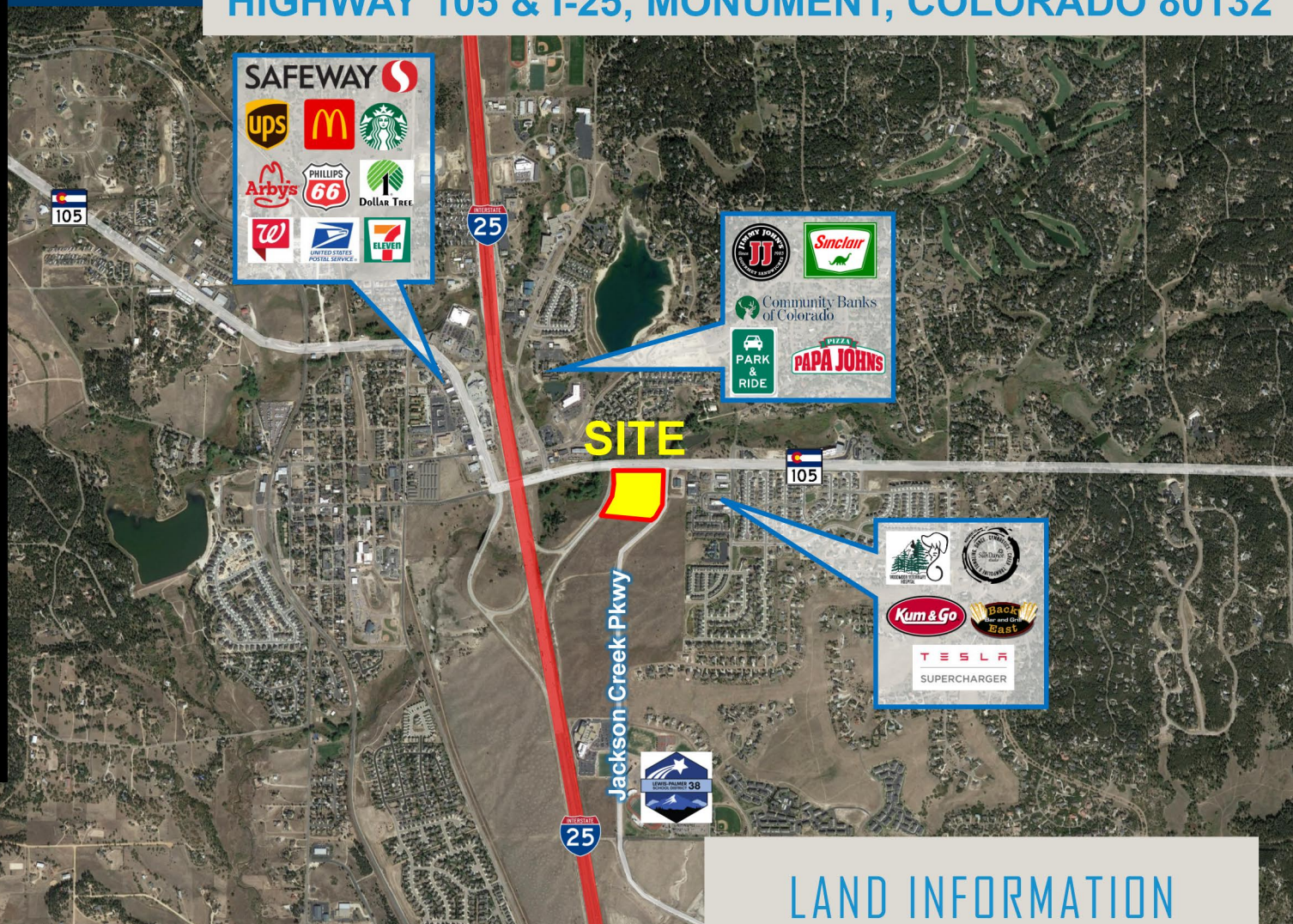


MONUMENT JUNCTION PAD SITES

HIGHWAY 105 & I-25, MONUMENT, COLORADO 80132



PROPERTY FEATURES

- Prime commercial land in Monument, Colorado
- 2.5 acres can be subdivided into individual pad sites
- Ideal restaurant location with unobstructed views of Pikes Peak and the southern Front Range
- A part of the Monument Junction residential master development by Classic Homes
- Excellent visibility from I-25 with easy access from the interchange

LAND INFORMATION

| | |
|-----------------|-----------------------|
| LAND SIZE: | 2.5 AC |
| PRICE: | Call Broker |
| ZONING: | Commercial |
| WATER / SAN.: | Woodmoor Water & San. |
| GAS / ELECTRIC: | Black Hills Energy |
| FRONTAGE | 612 ' on HWY 105 |
| CITY / COUNTY: | Monument / El Paso |



TREVEY
COMMERCIAL
REAL ESTATE

TREVEY COMMERCIAL
10510 Dransfeldt Rd, Suite 100
Parker, Colorado 80134
303-841-1400 | www.trevey.com

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C: 719-237-0880

MITCH TREVEY
mitch@trevey.com
O: 303-841-1400
C: 303-619-7192

MONUMENT JUNCTION

CO HWY 105 & I-25, MONUMENT, CO 80132



DEMOGRAPHICS

| | 1 MILE | 3 MILE | 5 MILE |
|----------------|-----------|-----------|-----------|
| Population | 4,738 | 26,306 | 43,326 |
| Households | 1,805 | 9,339 | 15,404 |
| Avg. HH Income | \$149,559 | \$153,107 | \$152,034 |

TRAFFIC COUNTS

CO Hwy 105 &
Jackson Creek Pkwy

20,000 VPD



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