



LAND FOR SALE

4.41 AC DRIVE-THROUGH/QSR PAD | HWY 105/I-25 | MONUMENT, CO

TBD 2ND STREET, MONUMENT, CO 80132

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MONUMENT GATEWAY RETAIL PAD | 4.41 AC | HWY 105/I-25 INTERCHANGE

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LOCATION DESCRIPTION

Monument, Colorado sits at the midpoint of the I-25 corridor between Denver (60 miles north) and Colorado Springs (20 miles south), at an elevation of 6,966 feet along the Front Range. The town of approximately 10,000 residents is anchored by the top-rated Lewis-Palmer D-38 school district, one of the highest-performing districts in Colorado, and draws a high-income, dual-income family demographic that has fueled consistent residential growth since 2010.

This site occupies the Hwy 105/I-25 interchange, Monument's primary commercial gateway and the town's most trafficked intersection. The interchange serves as the daily commuter entry point for the majority of Monument's workforce traveling north to the Denver Tech Center, Peterson Space Force Base, and Schriever Space Force Base, and south to the U.S. Air Force Academy, USAA Financial Center, and Fort Carson.

Immediately surrounding the site: Walgreens and a licensed Starbucks format anchor the northeast quadrant of the interchange. Front Range Self Storage occupies the adjacent parcel to the west. The Conexus mixed-use development, a 200-plus acre project with residential, commercial, and entertainment uses currently under active construction, begins directly to the south. Downtown Monument's historic retail and restaurant district, anchored by the Santa Fe Regional Trail, is within walking distance to the west along 2nd Street.

The Hwy 105/I-25 node is Monument's designated commercial center under the town's 2040 Comprehensive Plan, identified as the appropriate location for automobile-oriented retail, restaurant, and service commercial uses serving both the local population and I-25 corridor traffic.



OFFERING DISCLOSURES

All information contained in this listing has been obtained from sources deemed reliable but is not guaranteed. Prospective buyers are advised to independently verify all zoning designations, permitted uses, development standards, utility availability, floodplain boundaries, wetland designations, and entitlement requirements with the Town of Monument Community Development Department, El Paso County, FEMA, the U.S. Army Corps of Engineers, and any other applicable regulatory authority prior to making any investment decision. Lot coverage, buildable area, and usable acreage figures are estimates only and should be confirmed by a licensed engineer, surveyor, and floodplain consultant during due diligence. Market gap observations are suggestive only and do not constitute a feasibility study or guarantee of market conditions. Broker makes no warranties, representations, or guarantees, expressed or implied, regarding the accuracy or completeness of the information provided. All figures, measurements, and projections are for preliminary screening purposes only. Buyer to conduct independent due diligence. This is not an offer to sell securities. Colorado Commercial Advisors and its agents assume no liability for errors or omissions.

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PROPERTY DESCRIPTION

Monument's primary I-25 interchange. Drive-through, QSR, restaurant, retail, and childcare all permitted by right under CC zoning per Section 18.03.380 of the Monument Municipal Code. No rezoning. No conditional use process. No CDOT access permit required, Town of Monument jurisdiction only.

The Town of Monument's 2040 Comprehensive Plan names this parcel specifically as a gateway Opportunity Site, calling for commercial development here by name. The planning framework is already working in your favor.

Monument's retail corridor is being activated now. Legacy at Jackson Landing, a 225,000 SF national retailer anchored power center, broke ground at the Baptist Road interchange in 2026 with an October 2027 grand opening confirming that major national retailers have underwritten the Monument market and committed capital. A Panda Express is currently under construction along Jackson Creek Parkway. The I-25 corridor between Baptist Road and Highway 105 is becoming a fully activated retail corridor. This site is the northern bookend.

The residential base is being built around you. Over 800 new units are delivering within a half mile by early 2027: Thompson Thrift's 300-unit luxury apartment community broke ground November 2025 delivering February 2027, Hillpointe's 158-unit workforce apartment and townhome community targeting Q4 2026 construction start, and 158 Meritage single-family homes in the high \$400Ks approved December 2025 all within the Conexus mixed-use development directly to the south. Lost Island Adventure Park, a 40,000 SF indoor family entertainment and mini golf destination, opens spring 2027 within Conexus and is already visible from I-25.

No freestanding QSR drive-through prototype operates at this interchange. Two licensed-format coffee locations within the trade area confirm strong existing demand. The format gap remains wide open for the right operator. The site works. 612 LF on 2nd Street, 212 LF on 3rd Street, and 577 LF on Beacon Lite Road, three-sided access at a signalized interchange. Monument's development code requires 8 stacking spaces (160 LF minimum) for a drive-through restaurant per Section 18.05.240 and the frontage supports it comfortably. Town actively encourages shared and cross-access easements per Section 18.05.120. Municipal water and sewer confirmed. No metro district mill levy. CC zoning covers fewer than 150 total acres in Monument. Most of it is already built. Legacy ownership and first time offered for sale.

Adjacent 17.79 AC mixed-use parcel available separately at \$5,500,000.



OFFERING SUMMARY:

Sale Price:	\$2,500,000 / \$13/SF
Lot Size:	4.41 Acres
SF:	192,100 SF
Zoning:	CC, Commercial Center
APN:	7114300020
Utilities:	Municipal Water & Sewer
Tax Status:	Agriculture (Ag) assessed
Enterprise Zone:	Pikes Peak Enterprise Zone
Access & Frontage:	~612 LF on 2nd, ~212 LF on 3rd
Lot Depth:	~577 LF
Metro District:	NONE
Jurisdiction:	Town of Monument
County:	El Paso County
Site:	75' height 35% max lot cover

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PROPERTY HIGHLIGHTS

- Drive-through by right | 8-space stack / 160 LF min confirmed per Sec. 18.05.240
- No CDOT access permit | Town of Monument jurisdiction
- 4.41 AC | ~612 LF on 2nd St + ~219 LF on 3rd St | dual street access
- Signalized Hwy 105/I-25 — Monument's primary commercial interchange
- No freestanding QSR drive-through at this interchange
- 225,000 SF national retailer anchored power center breaking ground 2026 at Baptist Road confirms major national retailer demand in Monument corridor
- 225,000 SF national retailer power center under construction at Baptist Road — October 2027 delivery
- Licensed Starbucks formats confirm coffee demand in immediate trade area
- 800+ units within 0.5 mi by Q1 2027
- Monument 2040 names this parcel as gateway Opportunity Site
- Confirmed fast-casual dining leakage per Monument 2025 market study (SB Friedman)
- CC zoning | fewer than 150 total CC acres in Monument | most already developed
- 75-ft height | 35% max lot coverage | Sec. 18.03.240
- No metro district mill levy
- Municipal water + sewer confirmed
- Pikes Peak Enterprise Zone — \$1,100/new job Colorado tax credit
- USAFA, USAA, Fort Carson commuter corridor daily traffic
- Lost Island Adventure Park opening spring 2027, a destination traffic generator
- Santa Fe Regional Trail trailhead directly adjacent
- Monument 2040 Opportunity Site
- Adjacent 17.79 AC also available at \$5,500,000

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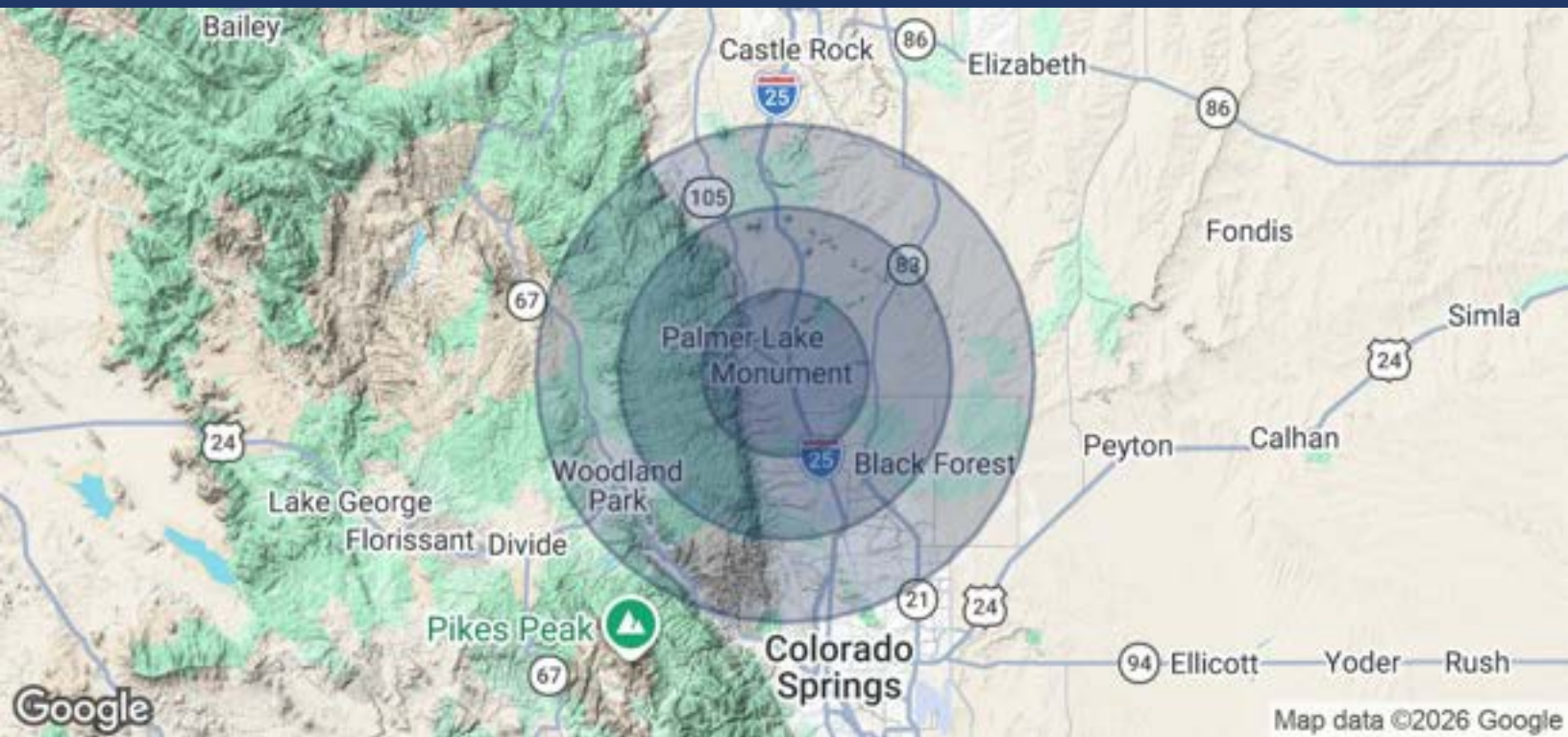
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	25,494	71,491	205,119
Average Age	43.7	42.6	40.8
Average Age (Male)	42.7	41.3	39.8
Average Age (Female)	44.7	43.5	41.5
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	8,964	24,337	76,735
# of Persons per HH	2.8	2.9	2.7
Average HH Income	\$164,337	\$172,613	\$149,689
Average House Value	\$672,675	\$745,204	\$648,542

2023 American Community Survey (ACS)