



Second St



MIXED-USE FOR SALE

MONUMENT GATEWAY DEVELOPMENT SITE | 17.79 AC | HOTEL/MIXED-USE | HWY 105/I-25 | MONUMENT, CO

BEACON LITE RD, MONUMENT, CO 80132

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PROPERTY DESCRIPTION

Monument's Hwy 105/I-25 interchange. 17.79 acres of Commercial Center-zoned land with two-sided access off 2nd Street and Beacon Lite Road. Hotel, clinic, childcare, retail, and restaurant uses all permitted by right under CC zoning per Section 18.03.380. No rezoning. No conditional use process for these uses. Town of Monument jurisdiction only for access permits. The Monument 2040 Comprehensive Plan names this parcel specifically as a gateway Opportunity Site for mixed-use development.

The Monument 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 with a October 2027 grand opening. 300 luxury apartments broke ground November 2025 delivering February 2027. 158 Meritage single-family homes unanimously approved December 2025. Lost Island Adventure Park opens spring 2027 and is already visible from I-25. The I-25 corridor between Baptist Road and Highway 105 is becoming a fully activated retail and residential corridor. This site is the southern anchor.

The area suggests meaningful first-mover opportunity. Monument's growth in high-income families anchored by the top-rated Lewis-Palmer D-38 school district suggests potential demand for national chain childcare – currently absent from the market. The area's household income profile and residential growth trajectory may support a specialty grocer format. No fitness club operates between the Baptist Road and Hwy 105 interchanges. No hotel exists at this interchange with proven demand generators including the U.S. Air Force Academy, USAA Financial Center, Fort Carson, and Schriever and Peterson Space Force Bases suggest a feasibility study may support a limited service or extended stay product. Buyer to conduct independent market analysis to confirm demand for any specific use.

A master developer can program multiple by-right pad uses, phase development, and sell or ground lease individual pads to recover land basis before completing the larger hotel or residential component.

Site constraints are known and disclosed. FEMA floodplain and PSS1C wetland designation are present along the Monument Creek corridor on the eastern boundary with a dry bed that may lend itself to natural open space and trail amenity potential consistent with the town's parks plan. The parcel fronts the Santa Fe Regional Trail along Beacon Lite Road, a 14-mile multi-use pathway connecting Palmer Lake to the Air Force Academy. Usable and buildable acreage to be determined by buyer's engineer during due diligence. Seller has not commissioned studies.

No metropolitan district encumbrance. Municipal water and sewer confirmed. Pikes Peak Enterprise Zone offering \$1,100 per net new job Colorado tax credit. Currently agriculturally assessed with near-zero carrying costs. Legacy ownership and first time offered for sale. Adjacent 4.41 AC retail pad with drive-through by right available separately at \$2,500,000. Combined purchase of both parcels available at \$8,000,000.

OFFERING SUMMARY

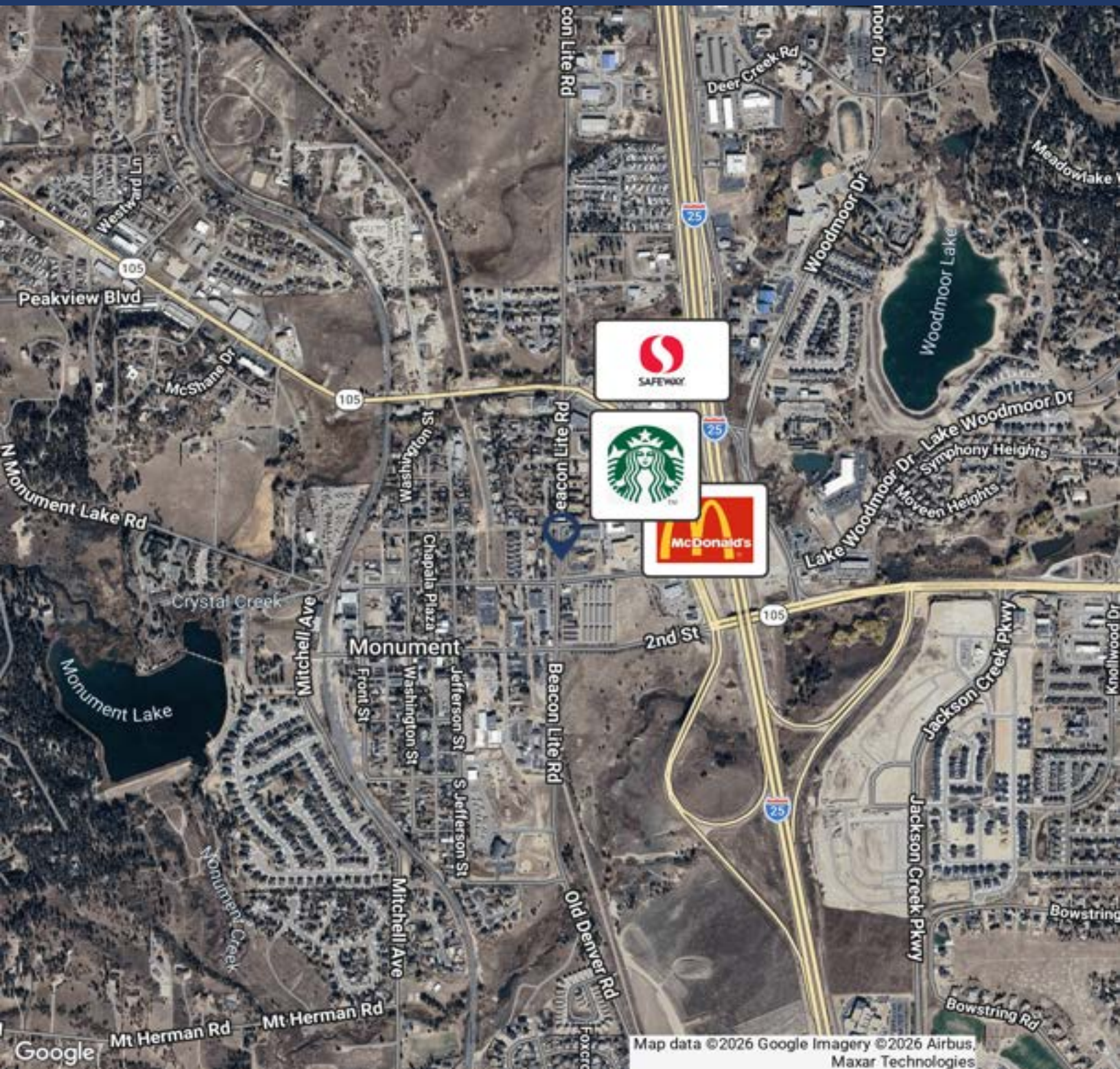
Sale Price:	\$5,500,000/ \$7.10 SF
Lot Size:	17.79 Acres
SF:	774,932
Zoning:	CC, Commercial Center
APN:	7114300019
Utilities:	Municipal Water & Sewer
Tax Status:	Agriculture (Ag) assessed
Special Tax Zone:	Pikes Peak Enterprise Zone
Access & Frontage:	+/- 1,100 LF on 2nd, 725LF on BL
Lot Depth:	+/- 800-1,100 LF
Metro District:	None
Jurisdiction:	Town of Monument
County:	El Paso County
Site:	75' height 35% max lot cover

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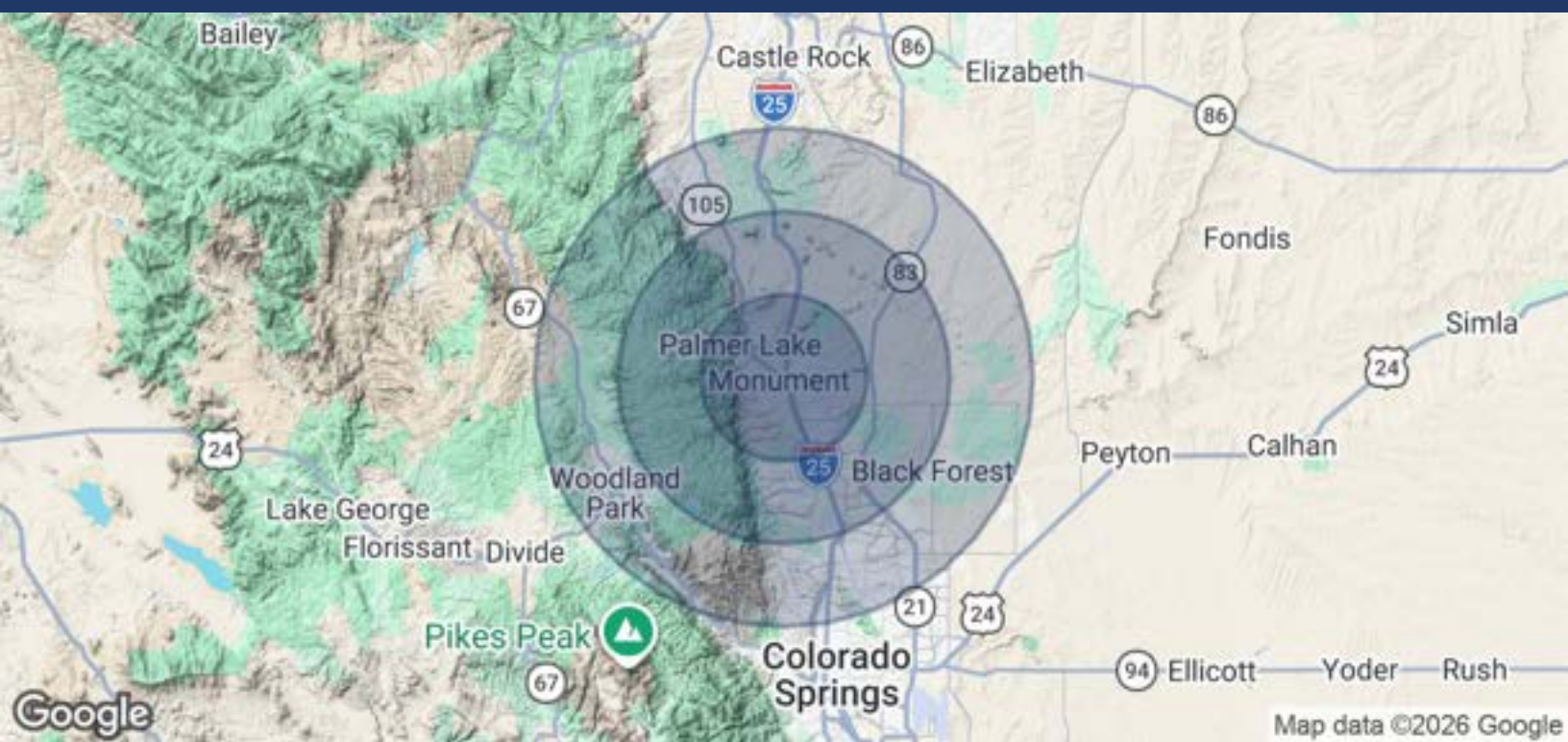
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	40,682	84,425	281,945
Average Age	44.3	42.7	39.7
Average Age (Male)	43.1	41.6	38.9
Average Age (Female)	45.8	43.5	40.8
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	14,394	28,952	106,956
# of Persons per HH	2.8	2.9	2.6
Average HH Income	\$172,779	\$176,687	\$140,127
Average House Value	\$693,414	\$747,411	\$601,611

2023 American Community Survey (ACS)