

# LAND FOR SALE

COMMERCIAL / MIXED USE  
AT FALCON COMMERCE CENTER

29.4 Acres Available

I-25 & Baptist Rd  
Monument, CO 80921



## PROPERTY FEATURES

Falcon Commerce Center is a +224 Acre mixed-use development located at the southwest quadrant of I-25 & Baptist Rd in Monument, CO. The project includes user sites & build-to-suit opportunities for commercial, industrial & office uses. The remaining available land is zoned for civic, commercial, institutional, medical, and office use.

The site fronts I-25 with easy access to Colorado Springs & Denver. The 17,000 Acre US Air Force Academy borders the development to the South. Access is via Baptist Rd & Woodcarver Rd. Falcon Commerce Center is one of only a few developments with I-25 exposure and easy access.

CONTACT BROKERS FOR TERMS:



FALCON COMMERCE  
C E N T E R

## PROPOSED USES

- Commercial
- Office
- Retail
- Medical
- Hospitality
- Public Storage
- Restaurants
- Sales and Service Facilities

A Development of:

CP | REAL ESTATE CAPITAL

NAL Highland

2 N Cascade Ave. Suite 300, Colorado Springs, CO 80903

719.577.0044

www.highlandcommercial.com



Craig Anderson | Principal

719.963.6203  
anderson@highlandcommercial.com



Randy C. Dowis | Principal

719.650.1332  
dowis@highlandcommercial.com

## LOCATION ADVANTAGES

- Conveniently located 15 minutes north of downtown Colorado Springs & 45 minutes south of the Denver Tech Center
- The I-25/Baptist Rd interchange went through a total reconstruction in 2009 -2010. Additional Baptist Rd improvements were completed in 2024.
- The 35-mile Santa Fe Trail is an immensely popular public amenity that traverses Falcon Commerce Center & the Air Force Academy north to south

## MARKET PROFILE (2025)

	1mi	3mi
Population	1,698	28,354
Households	589	10,072
Avg HH Income	\$151,302	\$153,858
Avg Home Value	\$611,979	\$667,164

## TRAFFIC COUNTS

	(VPD)
W Baptist Rd & I-25 E	14,600
W Baptist Rd & Struthers Rd	14,500
I-25 & W Baptist Rd SE	79,000



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