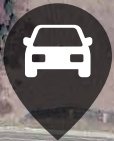


RARE COMMERCIAL DEVELOPMENT OPPORTUNITY ADJACENT TO NEW QUIKTRIP

2+/- ACRES AVAILABLE | W BAPTIST RD
1525 W Baptist Rd, Monument, CO 80132

13,777
VEHICLES
PER DAY



CONTRACT
PENDING

SITE

WOODCARVER RD

QuikTrip

SQUADRON DR

BAPTIST RD



~89,939
VEHICLES
PER DAY



navpoint
REAL ESTATE GROUP



MIKE QUINLAN *Brokerage Services*
mike.quinlan@navpointre.com
p: 303.726.4730



NORTH

EXECUTIVE SUMMARY

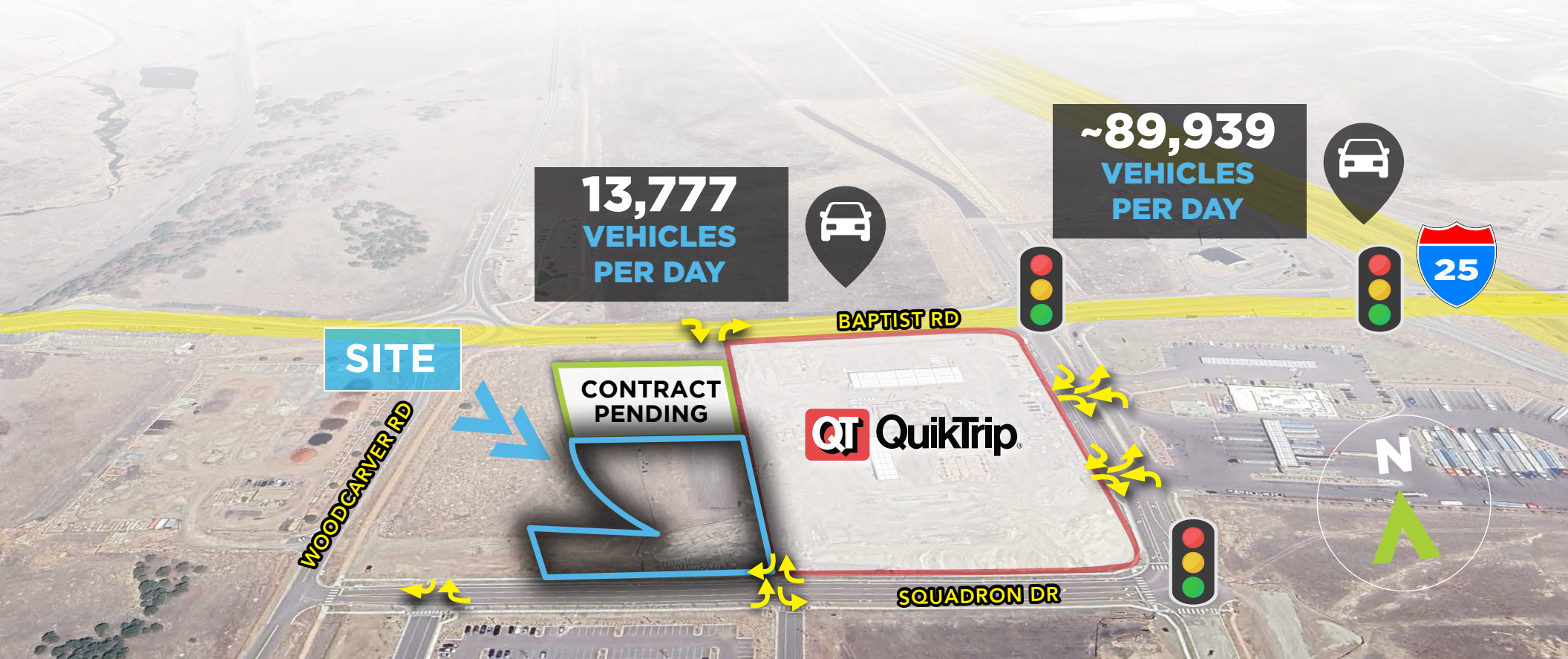
NavPoint Real Estate Group is pleased to present this rare ~2 Acre lot adjacent to a new Quiktrip located off I-25 Highway and W Baptist Road in Monument, CO. The land is adjacent to a new high-volume QuikTrip store, boasting exceptional frontage and visibility and convenient access with a signalized intersection and multiple entry points.

Investment Highlights

- Rare commercial development in Monument, CO
- Prime visibility and access from I-25
- Adjacent to new QuikTrip

Deed Restrictions

Convenience store and motor fuels sales prohibited. Additional restrictions may apply on a site specific basis. Call for details.



PROPERTY OVERVIEW

\$ PURCHASE PRICE
CONTACT BROKER

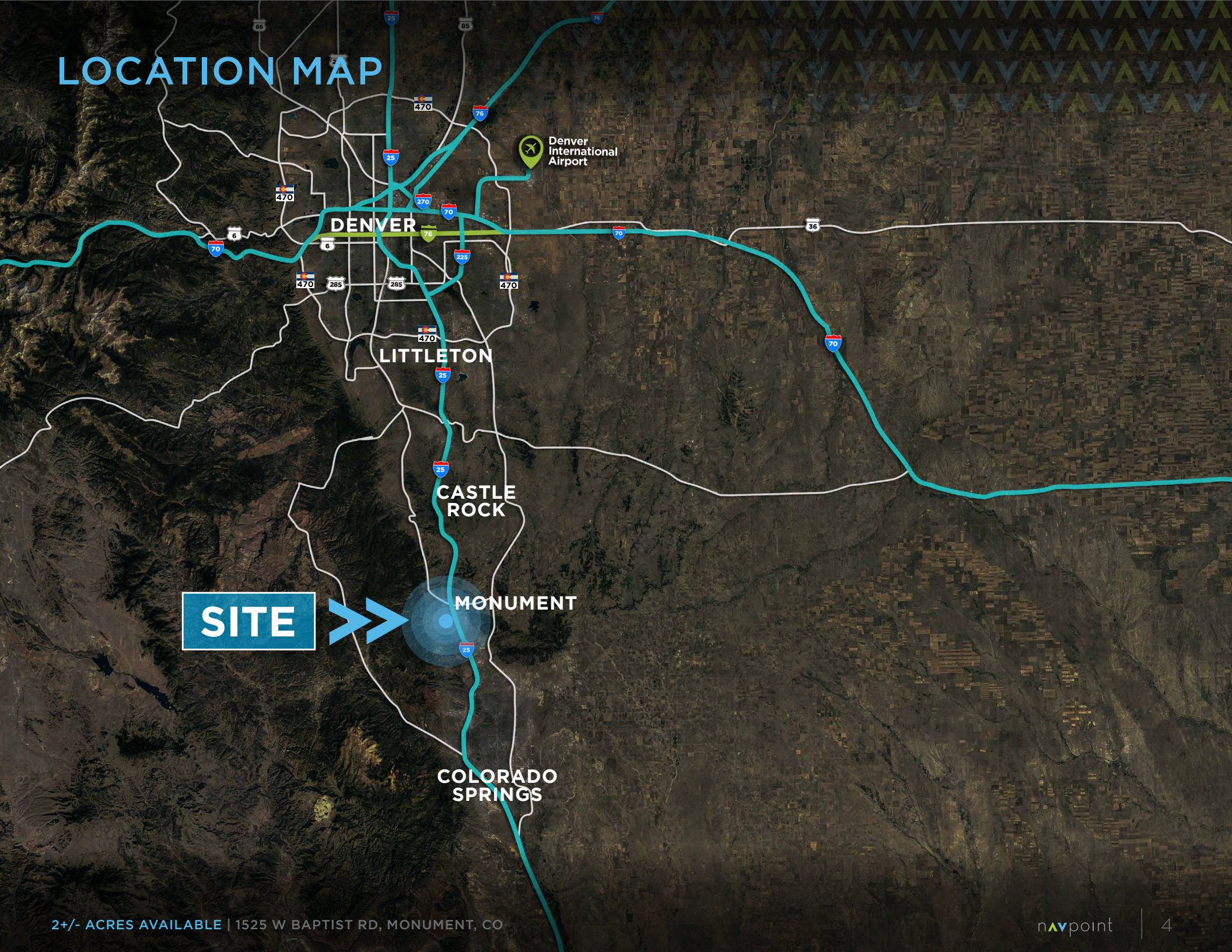
↙ ↗ SITE SIZE (ACRES)
2+/- ACRES

↙ ↗ ZONING
PUD
[Click to View Zoning Details](#)

🔋 AVAILABLE
NOW



LOCATION MAP



SITE

MONUMENT

PROPERTY PHOTOS



RETAIL MAP



goodwill THE HOME DEPOT KOHL'S Walmart TSC TRACTOR SUPPLY CO

KING Soopers McDonald's Starbucks AutoZone

NATURAL GROCERS

SITE

BAPTIST RD

SQUADRON DR

WOODCARVER RD

Quikrip

ups





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