

19165 MONUMENT HILL RD

MONUMENT · CO

COMMERCIAL LAND WITH I-25 FRONTAGE



DENVER

100,000+
VEHICLES
PER DAY



COLORADO
SPRINGS

SITE
ACCESS

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REAL ESTATE GROUP

EXECUTIVE SUMMARY

NavPoint Real Estate Group is pleased to present 19165 Monument Hill Road, an 11.61-acre commercial parcel strategically positioned directly along I-25 in the rapidly expanding Monument, Colorado submarket. This property presents an excellent opportunity for investors, developers, and owner-users seeking to establish a foothold in one of the region's most affluent and fast-growing communities.

The site consists of 505,732 square feet of fully developable land with optimal topography, minimizing site preparation costs and accelerating entitlement timelines. A full ALTA survey and Geological Hazards Study have already been completed. With 100,000+ vehicles per day along I-25, the property delivers exceptional exposure and direct access to both local and regional traffic flows.



COLORADO SPRINGS



DENVER

11.61 ACRES | **505,732** SF

PROPERTY OVERVIEW

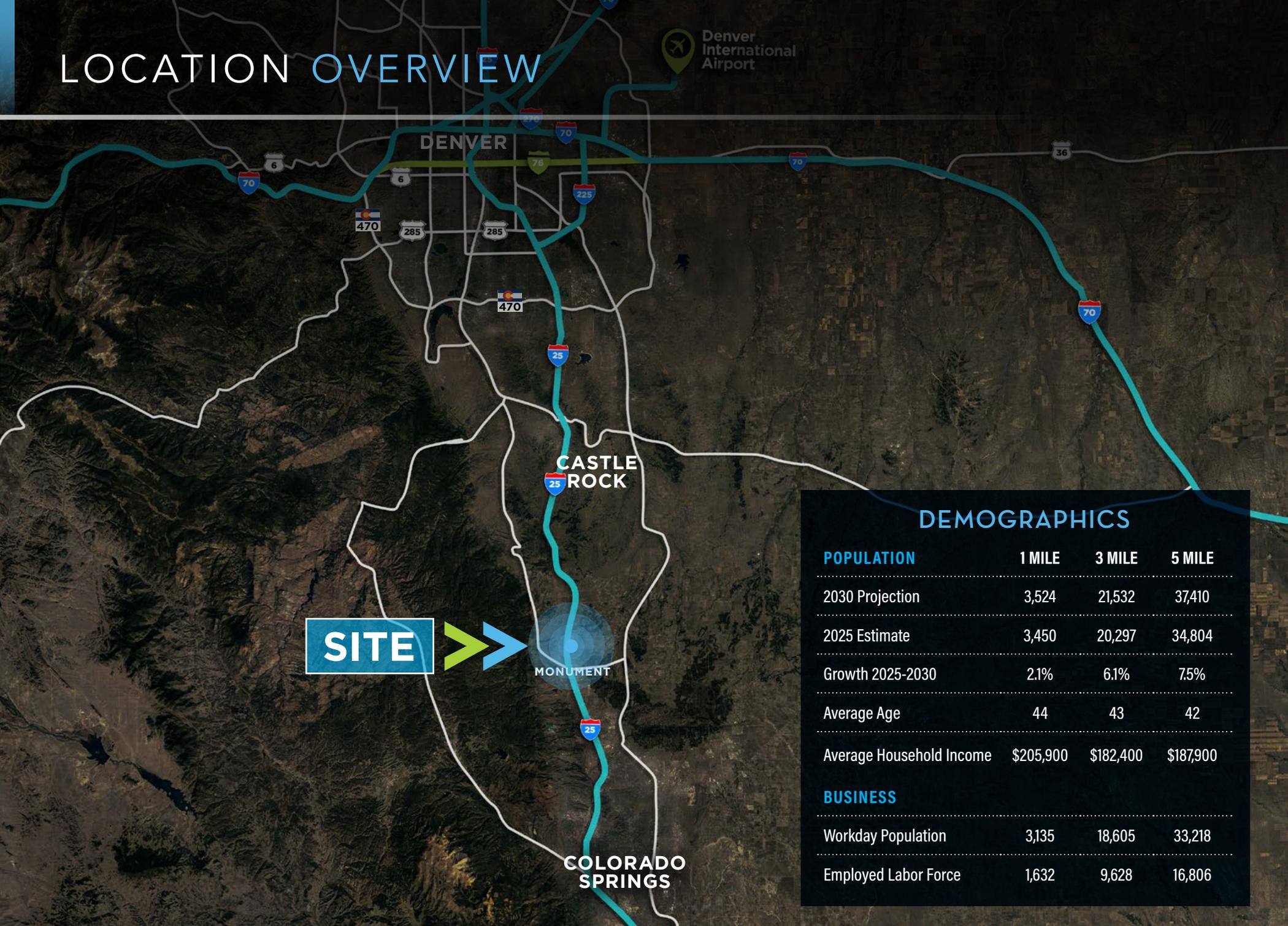
Property Address	19165 Monument Hill Road, Monument, CO
Property Type	Land
Sale Price	Contact Broker for Pricing
Site Size (Acres)	11.61 Acres
Site Size (SF)	505,732 SF
Zoning	CS - El Paso County
Parcel #	7111000018

PROPERTY HIGHLIGHTS

- 11.61 acres of developable land
- Direct I-25 frontage with 100,000+ VPD
- Build-ready topography
- ALTA Survey & Geological Hazards Study completed
- CS zoning allowing retail, commercial, light industrial, educational, and institutional uses
- Located in high-income, high-growth Monument submarket
- Strong regional connectivity between Denver & Colorado Springs



LOCATION OVERVIEW



DEMOGRAPHICS			
POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	3,524	21,532	37,410
2025 Estimate	3,450	20,297	34,804
Growth 2025-2030	2.1%	6.1%	7.5%
Average Age	44	43	42
Average Household Income	\$205,900	\$182,400	\$187,900
BUSINESS			
Workday Population	3,135	18,605	33,218
Employed Labor Force	1,632	9,628	16,806

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