

CONEXUS

LAND FOR SALE

MONUMENT, CO

This graphic is a large shield-shaped emblem with a white border. The top section is white and contains the CONEXUS logo, which consists of a stylized green and black hexagon above the word 'CONEXUS' in black and green. The bottom section is black and contains the text 'LAND FOR SALE' in large white letters, with 'MONUMENT, CO' in white letters on a green rectangular background below it.

**Schuck
Chapman
Companies**

The logo features a large, white, stylized number '8' on the left, followed by the company name 'Schuck Chapman Companies' in a white sans-serif font on the right.

TRANSWESTERN

REAL ESTATE
SERVICES

The logo is a dark blue square containing a white icon of a building with a flag on top, followed by the text 'TRANSWESTERN' in white, and 'REAL ESTATE SERVICES' in a smaller white font below it.





OVERVIEW

Conexus is a premier mixed-use land opportunity in Colorado featuring a prime location along I-25 between Denver and Colorado Springs. The property has 102 acres remaining, with permitted uses that include office, light industrial, multifamily, SFA, SFD, residential, hospitality, retail, restaurant, healthcare and recreation uses.

2 MINUTES

BAPTIST RD I-25 EXIT

15 MINUTES

DOWNTOWN COLORADO SPRINGS

40 MINUTES

DTC

60 MINUTES

DOWNTOWN DENVER

60 MINUTES

DENVER INTERNATIONAL AIRPORT


CONEXUS



CONEXUS



**SOUTH
IDEAL FOR LIGHT
INDUSTRIAL
MIXED-USE
OFFICE**

**NORTH
IDEAL FOR
MULTIFAMILY
HOTEL
RETAIL**

**PLANNED UNIT
DEVELOPMENT
ZONING**

**102
DIVISIBLE
ACRES**

**ALL UTILITIES
ARE TO THE
SITE**

PHASES

Lot 1	19.1 Acres
Lot 2	22.9 Acres
Lot 3	28.8 Acres
Lot 4	30.8 Acres
TOTAL	101.6 ACRES

COUNTY TOWN

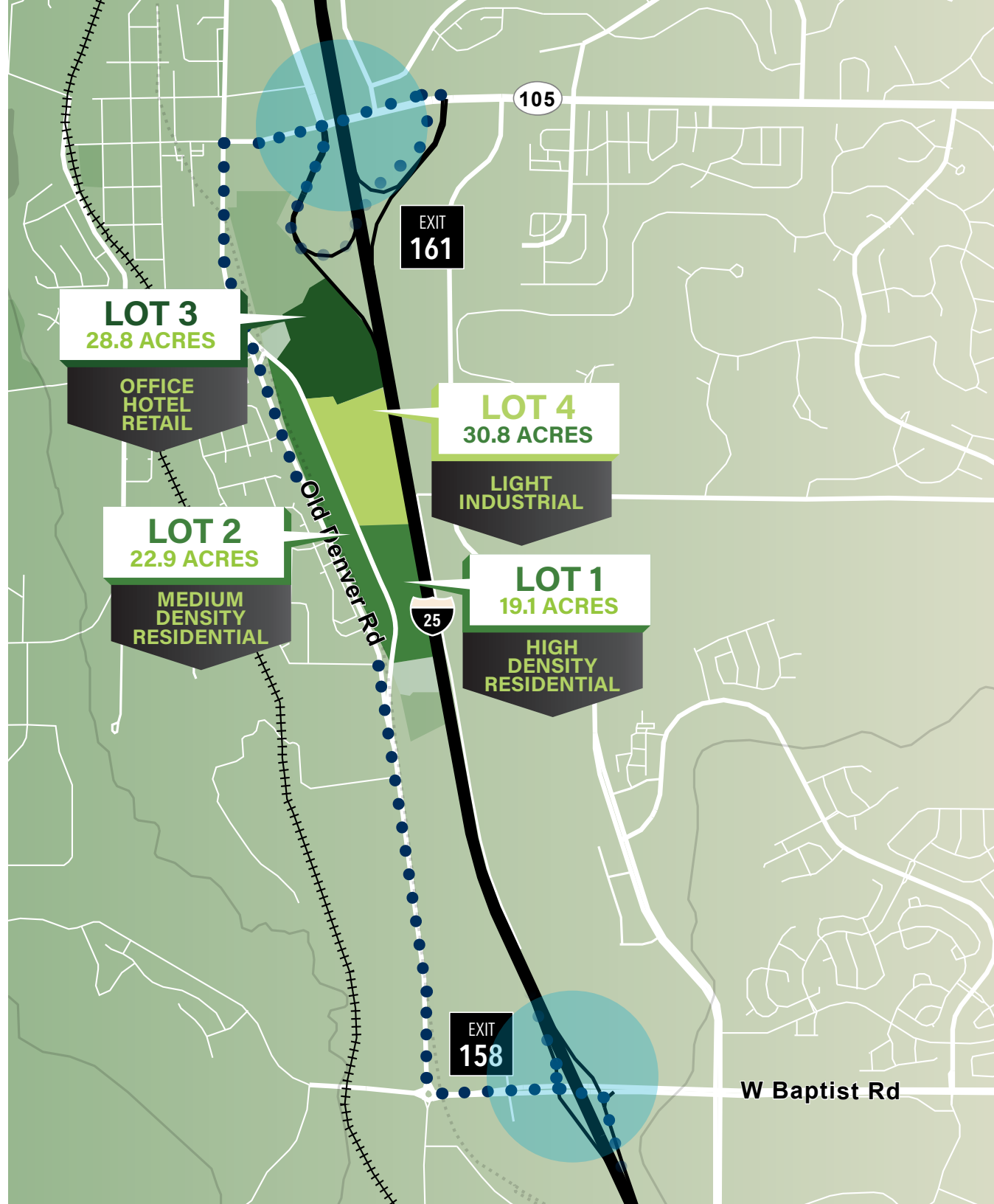
El Paso Monument

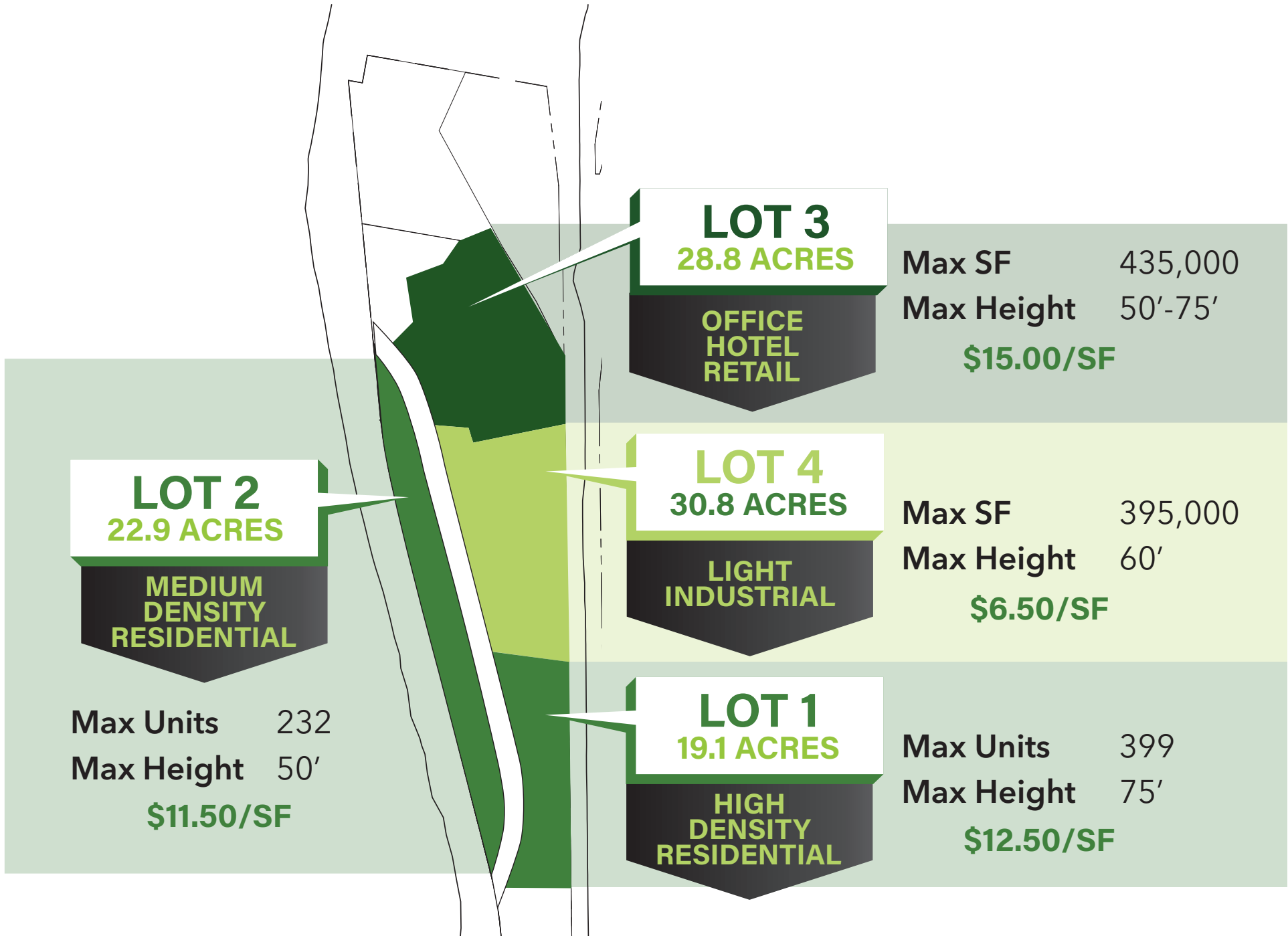
LAND USE

Office
Restaurants
Residential (Multifamily, SFA, SFD)
Hospitality
Retail
Industrial
Flex
Healthcare
Personal Services
Other

ZONING

PUD - Mixed Use
(Planned Unit Development)







DENVER TO COLORADO SPRINGS

The Denver metro area continues to expand further south to the last suburb of Denver, Castle Rock, which is on the doorstep of Colorado Springs. And Colorado Springs, less than an hour from downtown Denver, is poised to be the state's growth city of the next decade. Considering Colorado Springs' booming employment and the prevalent affordability issues in Denver, Monument is the gap connecting these two highly-desirable fast-growing cities.

Considering Colorado Springs' employment trends and affordability issues in Denver becoming more prevalent, this gap represents plenty of runway left in the Colorado Springs economy. Colorado Springs is transforming into a high-tech, high-skill economy. and over the next 15 years is expected to overtake Denver as the state's largest city.



#19 DENVER

MOST POPULOUS U.S. CITIES *U.S. Census Bureau*

#40 COLORADO SPRINGS

#19 DENVER

BEST PLACE FOR BUSINESS & CAREERS *Forbes*

#40 COLORADO SPRINGS

#1 COLORADO SPRINGS

FASTEST-GROWING AREAS W/ MILLENNIALS

#3 DENVER

U.S. Census Bureau



AT A GLANCE

2022

DENVER

- ▶ Population: 3,058,781
- ▶ Major Industries: Aerospace, Bioscience, Telecommunications, Technology
- ▶ Gross Metro Product: \$227.4 B
- ▶ Median Household Income: \$94,098
- ▶ Median Home Price: \$466,217
- ▶ Unemployment: 3.2%
- ▶ Job Growth: 4.5%
- ▶ Cost of Living: 12% above nat'l avg
- ▶ College Attainment: 47.8%
- ▶ Net Migration (2021): 15,477

COLORADO SPRINGS

OLYMPIC CITY USA

- ▶ Population: 780,372
- ▶ Major Industries: Aerospace & Defense, Technology, Tourism
- ▶ Gross Metro Product: \$39.8 B
- ▶ Median Household Income: \$78,834
- ▶ Median Home Price: \$374,667
- ▶ Unemployment: 3.5%
- ▶ Job Growth: 3.8%
- ▶ Cost of Living: 6% above nat'l avg
- ▶ College Attainment: 42%
- ▶ Net Migration (2019): 10,938
- ▶ #2 Best Places to Live (U.S. News 2022)

AMENITIES

RESTAURANTS

TEXAS ROAD HOUSE
FUJI MOUNTAIN
DON TEQUILA MEXICAN GRILL & CANTINA
FREDDY'S
JING YOUNG CHINESE & HOT POT
RODOLFO'S MEXICAN GRILL
JASMINE GARDEN
3 MARGARITAS
PIKES PEAK BREWING COMPANY
ARBY'S
JARRITO LOCO
COLUMBUS GARDENS
BROKEN BONES BBQ
TACO BELL
ROSIE'S DINER
VILLAGE INN
ARLENE'S BEANS
THE BISTRO ON 2ND
LA CASA FIESTA
PAPA BEAR PIZZA
COFFEE CUP CAFÉ
STARBUCKS
SERRANOS COFFEE COMPANY
POPEYES
MCDONALD'S
DOMINO'S PIZZA
KNEADER'S BAKERY & CAFÉ

BOUBON BROTHERS
UNCLE BUCK'S FISH BOWL AND GRILL
C.B. & POTTS
CHICK-FIL-A
CARL'S JR.
WENDY'S
COLORADO MOUNTAIN BREWERY
CHEDDAR'S SCRATCH KITCHEN
FREDDY'S
FUZZY'S TACO SHOP
BURGER KING
SMASHBURGER
CRACKER BARREL
OLIVE GARDEN
FAMOUS DAVE'S BAR-B-QUE
SALTGRASS STEAK HOUSE
ON THE BORDER
RED ROBIN
PANERA BREAD
CRAVE REAL BURGERS
FIREHOUSE SUBS
RAISING CANE'S CHICKEN FINGERS
MOD PIZZA
BUFFALO WILD WINGS
COLD STONE CREAMERY
FIVE GUYS

RETAIL

TASTE OF LIFE NATURAL FOOD MARKET
SAFEWAY
WALMART
KING SOOPER
NATURAL GROCERS
SAFEWAY FUEL STATION
PHILLIPS 66
711
SINCLAIR
KUM & GO
CONOCO
SHELL
DIAMOND SHAMROCK
PILOT TRAVEL CENTER
THE HOME DEPOT
KOHL'S
PETSMART
FEDEX OFFICE
THE UPS STORE
UNITED STATES POSTAL SERVICE
WALGREENS
FIRST NATONAL BANK OF MONUMENT
COMMUNITY BANKS OF COLORADO
U.S. BANK BRANCH
INTEGRITY BANK & TRUST
CHASE BANK
WELLS FARGO
FIRSTBANK

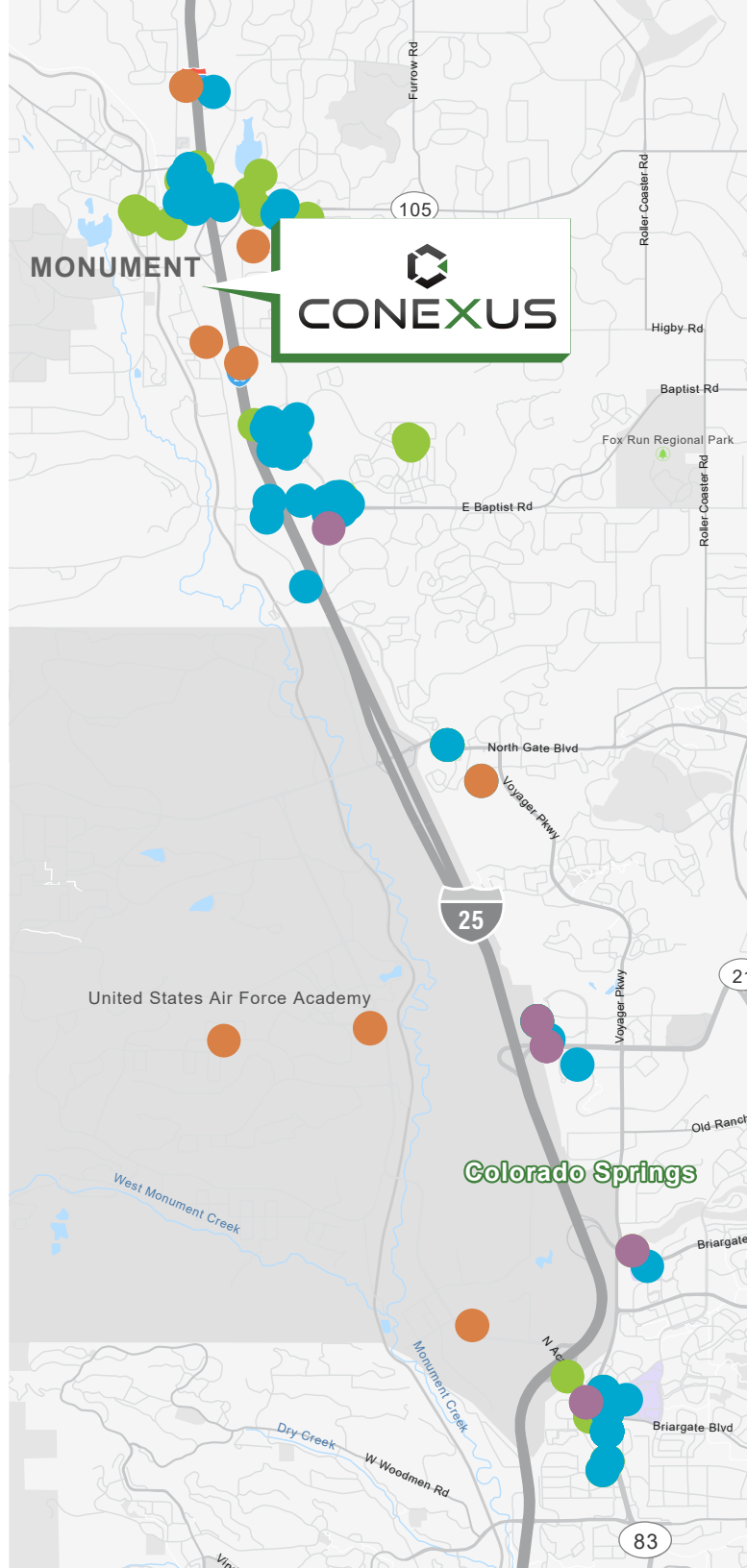
ENT CREDIT UNION: JACKSON CREEK
AIR ACADEMY FEDERAL CREDIT UNION
BIG R STORES
SPROUTS FARMERS MARKET
SUBWAY
LOAF 'N JUG
REGAL INTERQUEST & RPX
THE SUMMIT INTERQUEST
ICON CINEMA
KUM & GO
THE PROMENADE SHOPS AT BRIARGATE
FEDEX OFFICE PRINT & SHIP CENTER
DICK'S SPORTING GOODS
CHAPEL HILLS MALL
BARNES & NOBLE
BEST BUY
OLD NAVY
NORDSTROM RACK
DSW
WHOLE FOODS
24 HOUR FITNESS
PETSMART
MICHAELS
MEN'S WEARHOUSE
THE VITAMIN SHOPPE

HOTELS

- FAIRFIELD INN & SUITES
- DRURY INN & SUITES
- SPRINGHILL SUITES BY MARRIOTT
- HAMPTON INN & SUITES
- RESIDENCE INN BY MARRIOTT
- HILTON GARDEN INN
- THE ACADEMY HOTEL
- ECONO LODGE

OTHER

- MONUMENT ICE RINKS
- THE COUNTRY CLUB AT WOODMOOR
- COLORADO HEIGHTS CAMPING RESORT
- US AIR FORCE ACADEMY
- US AIR FORCE ACADEMY AIRFIELD
- US AIR FORCE ACADEMY VISITOR CENTER (UNDER CONSTRUCTION)
- THE CLUB AT FLYING HORSE

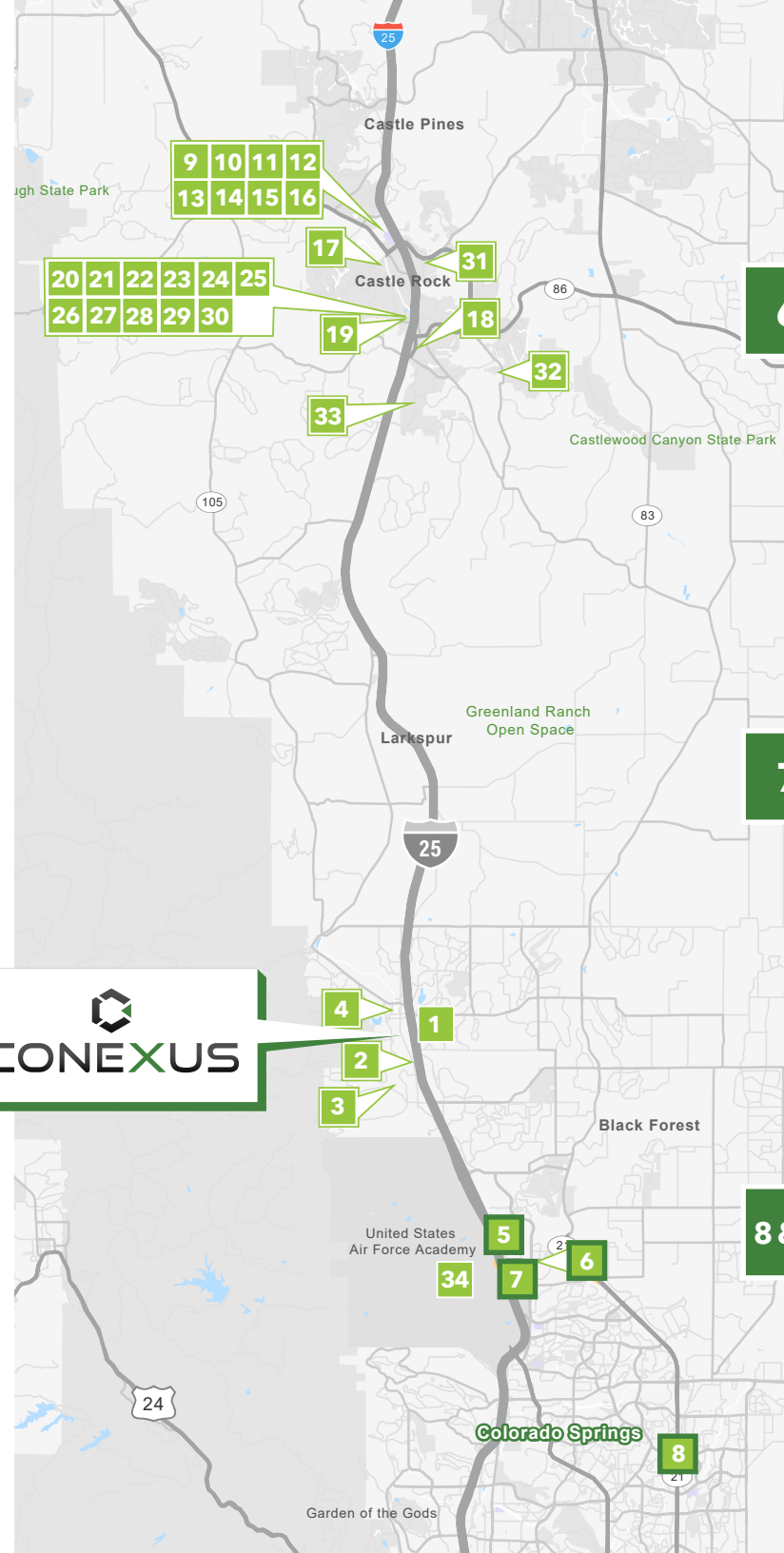




DEVELOPMENTS

1	THE SHOPS AT KNOLLWOOD VILLAGE RETAIL PROPOSED 15,300 SF	8	UCHEALTH CAMPUS MEDICAL PLANNED 122,000 SF	15	MEADOWS PARKWAY RETAIL PROPOSED 6,500 SF	22	GRAND LODGE RESORT HOTEL PROPOSED 191,600 SF
2	WAGON WEST TOWNHOMES RESIDENTIAL UNDER CONSTRUCTION 131 LOTS	9	ATRIUM DRIVE RETAIL PROPOSED 6,963 SF	16	PROMENADE AT CASTLE ROCK RETAIL PROPOSED 39,000 SF	23	TRAILHEAD PLAZA MULTIFAMILY PROPOSED 143,000 SF
3	WILLOW SPRINGS RANCH SINGLE-FAMILY RESIDENTIAL UNDER CONSTRUCTION	10	ATRIUM DRIVE RETAIL PROPOSED 15,000 SF	17	TALUS FLATS MULTIFAMILY UNDER CONSTRUCTION 120,000 SF	24	LAKE PLAZA MULTIFAMILY PROPOSED 218,389 SF
4	1110 SYNTHES AVENUE WAREHOUSE PROPOSED 1.36 ACRES	11	NEW ABBY LANE RETAIL PROPOSED 25,209 SF	18	ENCORE AT CASTLE ROCK MIXED-USE MULTIFAMILY UNDER CONSTRUCTION 230,000 SF	25	BOUTIQUE HOTEL HOTEL PROPOSED 122,500 SF
5	ENT CREDIT UNION HQ OFFICE COMPLETED 2021 324,000 SF	12	5900 PROMENADE PARKWAY RETAIL PROPOSED 32,640 SF	19	MILLER'S LANDING OFFICE PROPOSED 330,000 SF	26	MILLER PARK VIEW MULTIFAMILY PROPOSED 137,340 SF
6	VICTORY RIDGE RETAIL, OFFICE, MULTIFAMILY BUILT & UNDER CONSTRUCTION 153 ACRES	13	ATRIUM DRIVE RETAIL PROPOSED 5,000 SF	20	MONUMENT BRIDGE OFFICE PROPOSED 172,500 SF	27	SPILLWAY PROMENADE MULTIFAMILY PROPOSED 265,600 SF
7	CENTURA HEALTH MEDICAL (HOSPITAL) PLANNED 50,000 SF	14	ATRIUM DRIVE RETAIL PROPOSED 26,500 SF	21	ROCK MILL PLAZA MULTIFAMILY PROPOSED 150,400 SF	28	PONDEROSA CAMPUS MILLER'S LANDING OFFICE PROPOSED 400,000 SF

- 29 MILLER'S LANDING HOTEL
HOTEL
PROPOSED
165,000 SF
- 30 MILLER'S LANDING RETAIL
RETAIL
PROPOSED
232,000 SF
- 31 NEC E ALLEN STREET &
ALEXANDER PLACE
RETAIL
PROPOSED
15,000 SF
- 32 300, 400, & 500 N RIDGE ROAD
RETAIL
PROPOSED
26,460 SF
- 33 1004 S INTERSTATE 25
WAREHOUSE
PROPOSED
19.03 ACRES
- 34 AIR FORCE ACADEMY VISITOR'S
CENTER & HOTEL
RETAIL/HOTEL
PLANNED
57 ACRES



6

ENT CREDIT UNION
 HEADQUARTERS
 COMPLETED
 IN 2021

7

VICTORY RIDGE
 CLOSES SALE FOR
 IN-AND-OUT BURGER
 CORPORATE CAMPUS
 AND CONTINUES
 TO DEVELOP, NOW
 INCLUDING THE
 LARGEST MOVIE
 THEATER IN
 COLORADO

8 & 9

CENTURA HEALTH &
 UCHEALTH CONTINUE
 LARGE EXPANSIONS IN
 COLORADO SPRINGS



CONEXUS

 **TRANSWESTERN** REAL ESTATE SERVICES

SALE INFORMATION

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