

# MONUMENT LAND PARCEL

FOR SALE // 18910 Base Camp Rd., Monument, CO 80132

**cameronbutcher**  
COMMERCIAL REAL ESTATE



## OFFERING SUMMARY

Sale Price:	\$958,320
Lot Size:	+/- 4.0 Acres
Zoning:	CC
Price / SF:	\$5.50

## PROPERTY OVERVIEW

Land for sale with I-25 frontage and easy access to Hwy 105 in Monument, CO. This four acre (+/-) parcel of land is platted and has the utilities in the street. Minutes away from downtown Monument and Woodmoor Lake, this land parcel holds great potential for a variety of uses.

Great visibility with over 100,000 cars per day!

**Population** (5 mi radius): 32,632 (2016 est.)

**Average HH Income** (5 mile radius): \$129,855 (2016 est.)

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