



2020 TRAFFIC COUNTS

I-25 at State Highway 105	90,000
Highway 105 at Jackson Creek Parkway	20,000

2020 ESTIMATED DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	3,740	25,625	42,146
Average Household Income	\$145,705	\$146,818	\$144,583
Average Housing Value	\$481,583	\$568,697	\$544,147

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SILVER STAR VILLAGE

980-992 Gold Canyon Road, Monument, CO 80132

FOR SALE

PRICE REDUCTION!



RETAIL/OFFICE/MEDICAL

TWO PARCELS TOTALING 1.69 ACRES

- + Fast-growing, high-demand, high-end demographic and income area of Monument, CO
- + Frontage and signage on Highway 105
- + Village Center at Woodmoor includes 128 new single-family home sites to the west and 75 single-family homes to the east.
- + All utilities to site include street, curb and gutter in place
- + Fully entitled, zoned commercial, and available for quick close
- + Site has two hard corners, great visibility and easy access
- + Sales Price: **NOW \$4.00/PSF** WAS \$5.00/PSF

Settled at the base of Colorado's stunning Front Range, the town of Monument offers homeowners a peaceful retreat away from the busy city life of Colorado Springs.

One of the fastest growing cities along the Front Range, Monument is located just north of Colorado Springs and conveys an impression of solitude, while also being located very close to city conveniences and amenities. As a historic town with plenty of room to grow, Monument homes are in high demand.



FAST GROWING AREA WITH MAJESTIC MOUNTAIN VIEWS

Situated near the 1.69 acre land parcel, Village Center at Woodmoor includes 128 new single-family home sites to the west and 75 single-family homes to the east.

This new upscale premium community is the newest housing development in the area. Village Center at Woodmoor is surrounded by trees, with majestic views of Pikes Peak, Mount Herman, and the Front Range. Offering quality D-38 schools, nearby trails and open spaces to mountain bike and hike, residents will enjoy the beautiful Colorado outdoors.

Just off I-25 and County Highway 105, the location provides convenient access to the United States Air Force Academy and to I-25 with downtown Colorado Springs less than 30 minutes away, and Denver a mere 45 minutes to the north.

