



**6.21 ACRES AVAILABLE**

**SITE  
6.21 ACRES  
AVAILABLE**

**W Hwy 105**

## PROPERTY FEATURES

- The site is located near the intersection of Lake Woodmoor Dr. and Hwy 105 in beautiful Monument.
- Site offers excellent visibility and frontage along Hwy. 105.
- Ease of access to I-25.
- Excellent demographics.
- Consisting of approximately 2.5-3 Usable acres subject to Preble Mouse setback requirements

### Site Well-Suited For:

- Office Development
- Medical Clinic
- Assisted Living Facility
- Childcare Facility
- Education/Tutoring Center
- Church
- Storage Facility
- Preble Mouse Mitigation Ground

*For more information, please contact:*

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BUILDING FEATURES	
<b>LOT SIZE</b>	6.21 Acres (2.5-3 Useable Acres subject to Preble Mouse setback requirements)
<b>TAX ASSESSOR #</b>	7113210025
<b>SALE PRICE</b>	\$2.00 Per Usable Square Foot
<b>ZONING</b>	R-4

DEMOGRAPHICS	1 MILE	2 MILE	3 MILE
<b>EST. POPULATION (2016)</b>	2,760	19,490	34,724
<b>AVG. HOUSEHOLD INCOME</b>	\$99,952	\$126,773	\$134,481
<b>TRAFFIC COUNT (Hwy 105 &amp; I-25)</b>	17,000 vpd		

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