

APPROVED 240 UNIT APARTMENT SITE FOR SALE

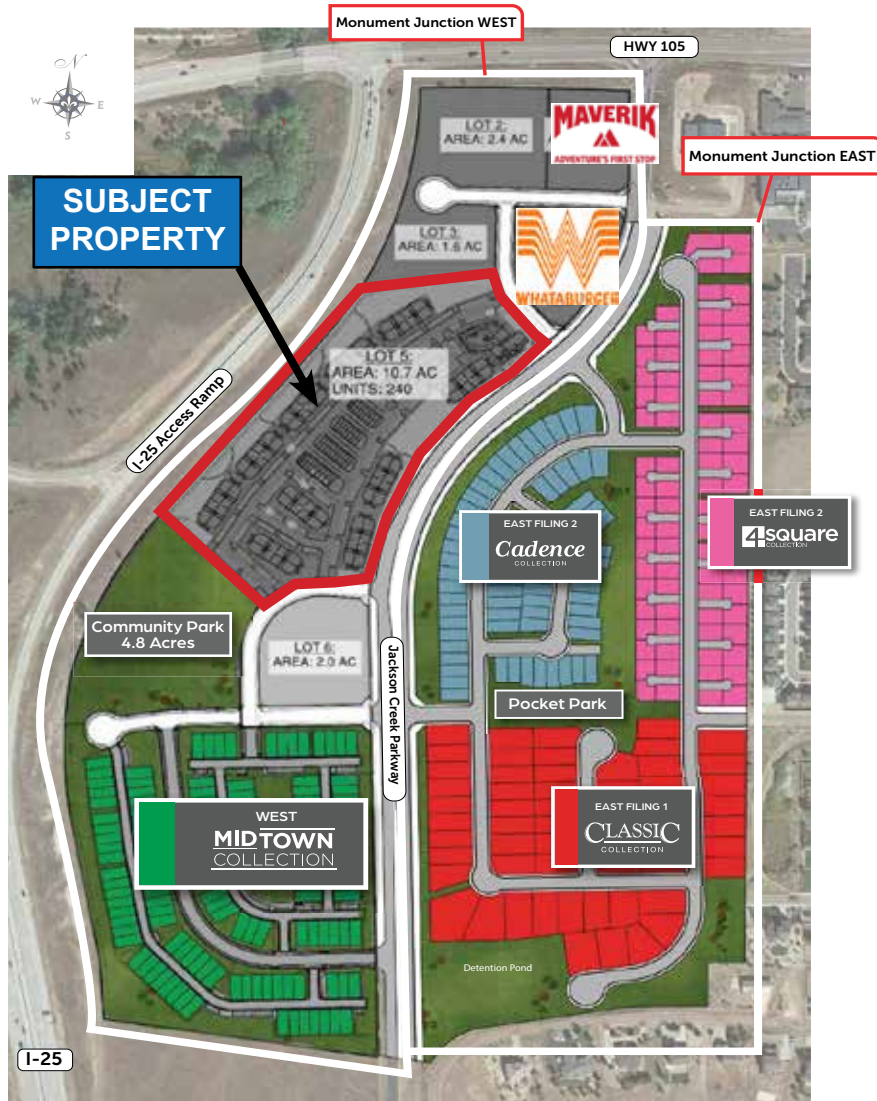
Hwy 105 and Jackson Creek Pkwy, Monument, CO 80132



MONUMENT JUNCTION - MULTIFAMILY FINISHED PAD SITE

PROPERTY INFORMATION

- 10.7 acres within Classic Homes' successful Monument Junction master planned community.
- Zoned multifamily and approved for 240 apartment units.
- Located along I-25 and Highway 105 (main access into Monument) offering easy access to the Interstate, shops, and restaurants.
- Super-Pad condition and platted.
- Site is rough-graded with infrastructure complete, utilities stubbed to site and off-site detention.
- Great visibility from I-25 and spectacular westerly views of the mountains.
- Water and sewer services provided by Woodmoor Water and Sanitation (WWS). Water contribution to WWS provided by Seller.
- Administrative approval only for new building plans if new structures are within existing footprints.
- Town Of Monument/School District #38.



SALE PRICE: \$7,680,000.00 (\$32,000/UNIT)

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