



## KEY TO MONUMENT LOTS

MONUMENT, COLORADO | 22 ACRES | \$12,000,000

Presenting a rare development opportunity in Monument, Colorado, known as the “Key to Monument.” This offering includes two parcels totaling 22.17± acres—one comprising 17.76± acres and the other 4.41± acres. With exceptional visibility and access along I-25, 2nd Street, and Beacon Lite Road, the properties sit at the heart of Monument’s prime growth corridor. Surrounded by ongoing development yet held in the same family for generations, these parcels represent a unique chance to shape the future of this thriving community.

Now offered for sale for the first time, this legacy tract represents a true landmark location—one that has shaped the town’s past and is poised to define its future. Zoned Community Commercial, the site presents extraordinary potential for retail, mixed-use, or community-focused development. With its size, exposure, and central positioning along the I-25 corridor, the “Key to Monument” stands ready to become the next cornerstone in the continued growth of Monument.

Monument, Colorado, is one of the most dynamic and growing communities along the Front Range, strategically positioned between Colorado Springs and Denver. With direct interstate access, the property benefits from high traffic counts, regional connectivity, and excellent exposure to residents, commuters, and visitors alike.





## ACREAGE & DESCRIPTION

- Two parcels, 17.76± acres of vacant land and 4.41± acres of vacant land
- Excellent visibility from I-25, 2nd Street, and Beacon Lite Road
- Central location at the heart of Monument's commercial and residential development
- Legacy property, first time offered for sale since homesteading
- Zoned Community Commercial (CC) - Tremendous potential for commercial, mixed-use, or community-focused projects
- Located within the Pikes Peak Enterprise Zone



















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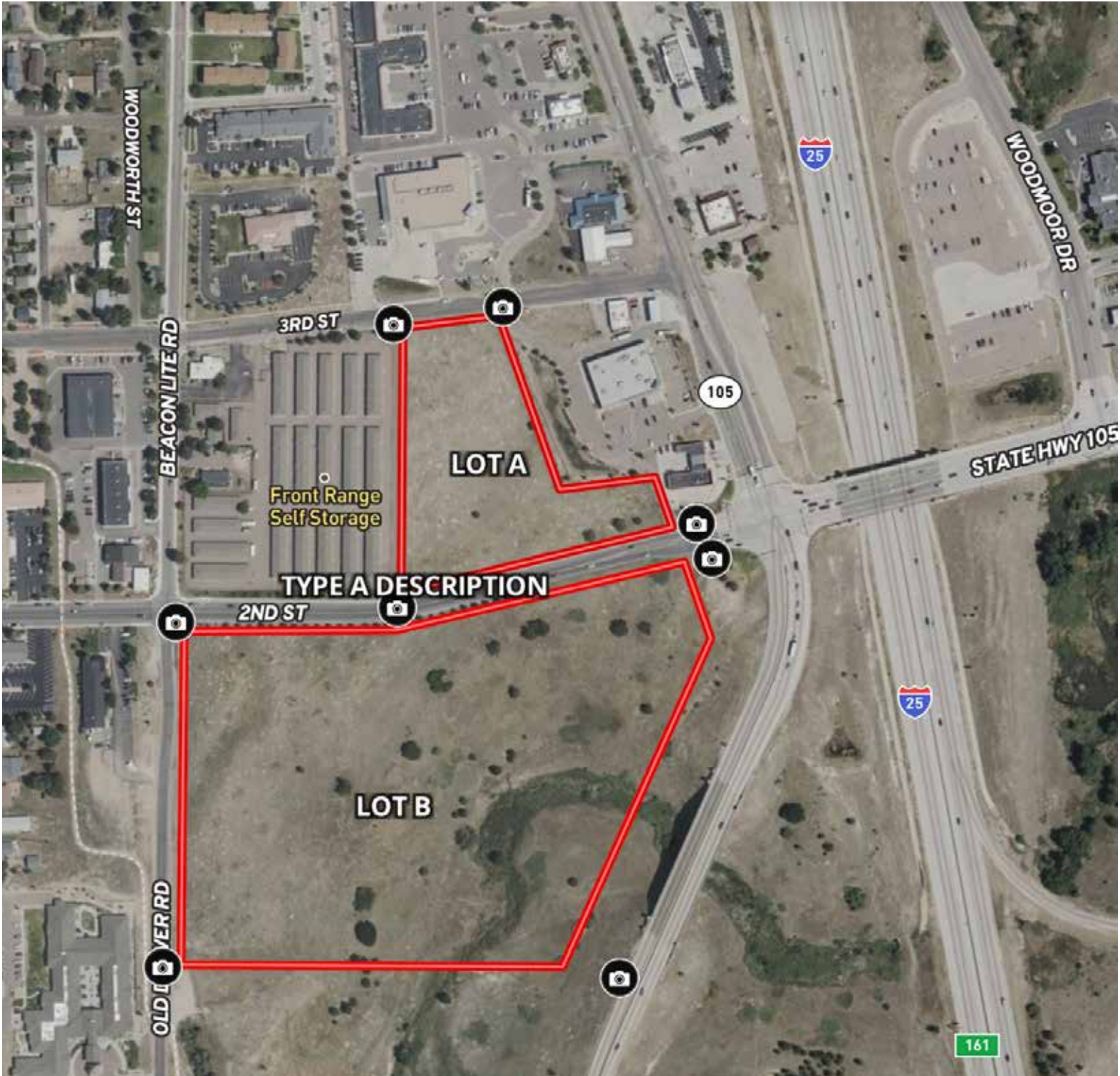


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## SUMMARY

The Key to Monument is more than just land—it is the foundation of Monument's history and the gateway to its future. With its central location, size, and exposure, this property provides a blank canvas for visionary development in one of Colorado's fastest-growing regions.



**CRAIG TOWNSEND**

970-846-3001

[craig@ranchland.com](mailto:craig@ranchland.com)

[www.ranchland.com](http://www.ranchland.com)

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