

# Falcon Commerce Center +98 AC | Land for Sale I-25 & Baptist Rd Commercial | Industrial | Retail

## Property Features

- Falcon Commerce Center is a +224-AC mixed-use development located at southwest quadrant of I-25 & Baptist Road in Monument, CO north of Colorado Springs. The project includes user sites & build-to-suit opportunities for commercial, industrial & office uses.
- The site fronts I-25 with easy access to Colorado Springs & Denver. The 17,000-acre U.S. Air Force Academy borders the development to the south. Access is via Baptist Road & Woodcarver Road. Falcon Commerce Center is one of only a few developments with I-25 exposure plus easy access.

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FOR TERMS**



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11/21/2024

A Development of:  
**CP | REAL ESTATE CAPITAL**



	CIVIC	COMMERCIAL	INDUSTRIAL	INSTITUTIONAL	MEDICAL	OFFICE	RESIDENTIAL	WAREHOUSE DISTRIBUTION
Area A		X			X	X		
Area B	X	X	X	X	X	X		X
Area C	X		X	X	X	X		X
Area D	X		X	X			X	X

Area E: Centralized Detention      Area F: Open Space

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# Concept Plan

- ## Proposed Uses Include:
- Commercial
  - Office
  - Industrial
  - Retail
  - Medical
  - Hospitality
  - Public Storage
  - Senior Housing
  - Multi-Family



**FALCON COMMERCE CENTER**

**(+224 AC)**

**(+98 AC Available)**

## Location Advantages

- Conveniently located 15 minutes north of downtown Colorado Springs & 45 minutes south of the Denver Tech Center
- The I-25/Baptist Road interchange went through a total reconstruction in 2009 – 2010. Baptist Road frontage improvements were completed in 2016.
- The 35-mile Santa Fe Trail is an immensely popular public amenity that traverses Falcon Commerce Center & the Air Force Academy north to south.

## Drive Times

To Downtown Denver.....53 miles  
 To Downtown Colorado Springs.....15 miles

## Market Profile

Population (2023)	1 Mile	3 Mile
Total Population:	851	26,297
Households (2023)		
Total Households:	300	9,385
Median Household Inc:	\$127,941	\$123,290
Housing (2023)		
Median Home Value:	\$452,777	\$451,324

## Traffic Counts / Vehicles Per Day

Street	Cross-Street	Count
W Baptist Rd	I-25 E	14,583
W Baptist Rd	Struthers Rd	14,460
I-25	W Baptist Rd SE	69,249



53 Miles  
To Denver

15 Miles  
To Colorado  
Springs

**Monument Marketplace**

Fuji Mountain

Ent Q Do BA

PIES & GRINDERS WELLS FARGO

Freddy's STEAKBURGERS

DISCOUNT TIRE

SUBWAY TEXAS

Walmart  
Save money. Live better.

STAPLES

PETSMART

THE HOME DEPOT

KOHL'S

78,988

VALERO

NATURAL GROCERS

KING Scoopers

W Baptist Rd

Baptist Rd

QT  
QuikTrip

Pilot TRAVEL CENTERS

7,644

UPS

Falcon  
Commerce  
Center  
(+224 AC)

Monument Ridge

McDonald's CHASE

AutoZone

Walgreens FAIRFIELD by Walmart

Budweiser  
EAGLE ROCK

INTERSTATE 25

Jackson Creek Pkwy

Santa Fe Trail

Old Denver Rd

Ronald Reagan Hwy

15th Ave Hwy