

Commercial Land for Sale

BEACON LITE ROAD, MONUMENT, CO 80132



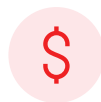
Overview

10 acres located alongside I-25 with outstanding visibility. Commercial Community zoning allows for a variety of retail, office, and medical uses. Utilities at the property line. I-25 access via Hwy 105 and County Line Road exits.

Highlights

- 10 Acres
- I-25 Visibility
- Commercial Zoning

Property Details



Sales Price
\$2,600,000



Lot Size
10 Acres



Zoning
Commercial
Community (CC)

Rev: May 11, 2026



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Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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DEMOGRAPHICS



21,027
Population



44.8
Median Age



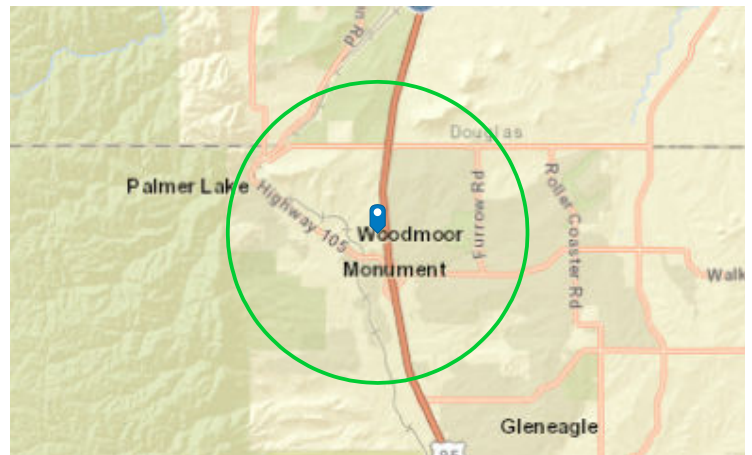
2.7
Average
Household Size



\$132,834
Median Household
Income

TRAFFIC COUNT

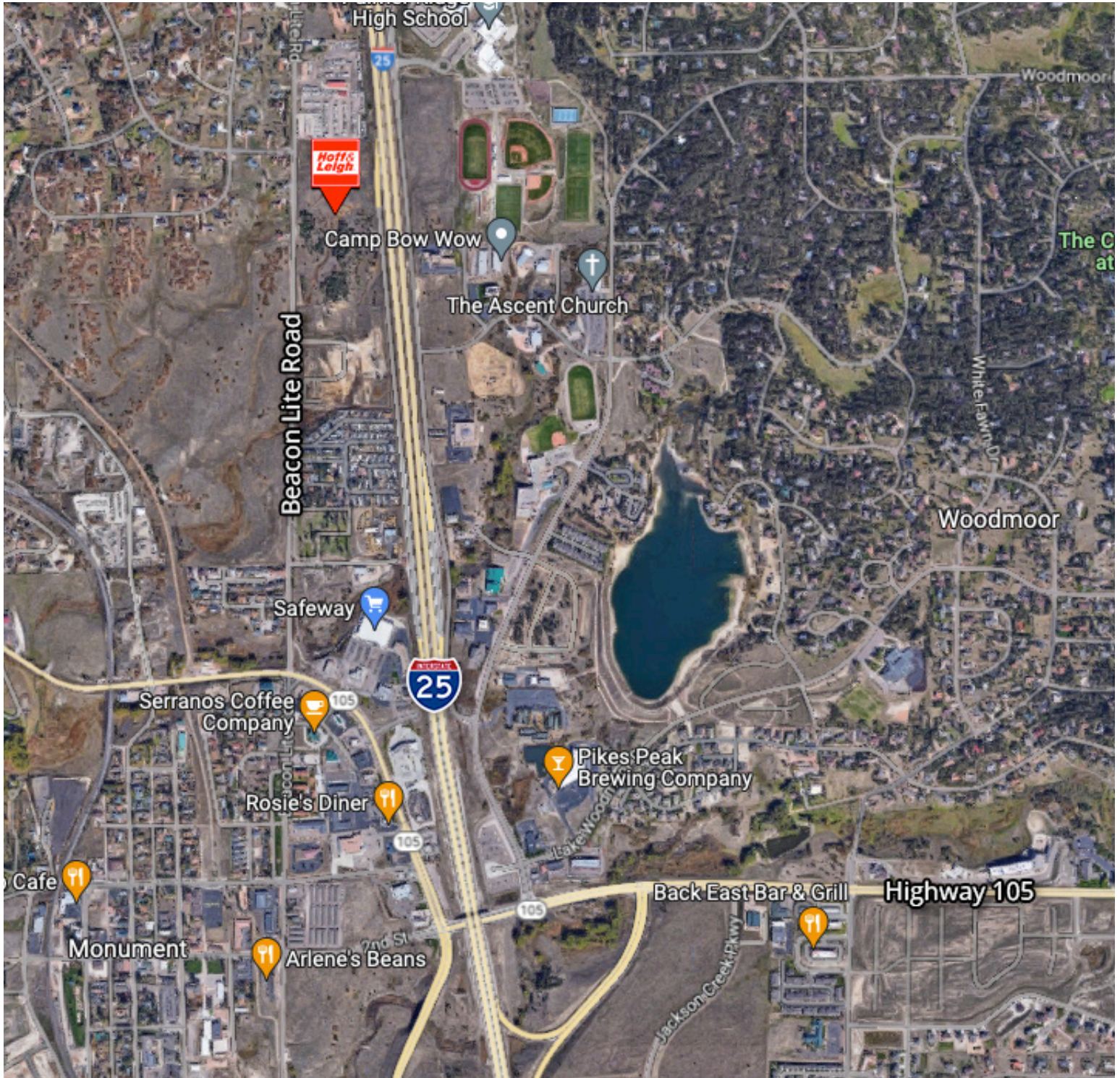
Cross street	Traffic 1	Distance
Hwy 105	77,000	0.2
Century Pl	2,900	0.4
Wakonda Way	67,000	0.4
Santa Fe Hiking Biking	9,200	0.5
Santa Fe Hiking Biking	9,900	0.5



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