

Vacant Land For Sale

NORTH FRONT STREET VACANT LAND, MONUMENT, COLORADO 80132



Overview

This 0.46 Acre parcel is positioned along Downtown Monument's main street. This prime location benefits from high foot traffic and excellent visibility. Zoned DB (Downtown Business), the site offers flexibility for a variety of uses.

Additionally, this property is located within an Enterprise Zone, which offers potential tax incentives and economic benefits for businesses looking to invest in the area. These incentives may include tax credits for job creation, equipment purchases, and capital investment, making this an attractive opportunity for business owners and investors.

Highlights

- Prime Downtown Location
- Quick Access to I-25
- High Growth Area
- Enterprise Zone

Property Details



Sales Price
\$275,000



Zoning
DB (Downtown Business)



Lot Size
0.46 Acres

Rev: August 22, 2025

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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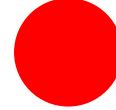
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DEMOGRAPHICS



24,772

Population



44.4

Median Age



Average
Household Size



\$151,092

Median Household
Income

TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
Mitchell Ave	4,516	0.1
2nd St	4,500	0.1
Santa Fe Ave	369	0.1
2nd St	4,936	0.1
McShane Pl	4,942	0.2

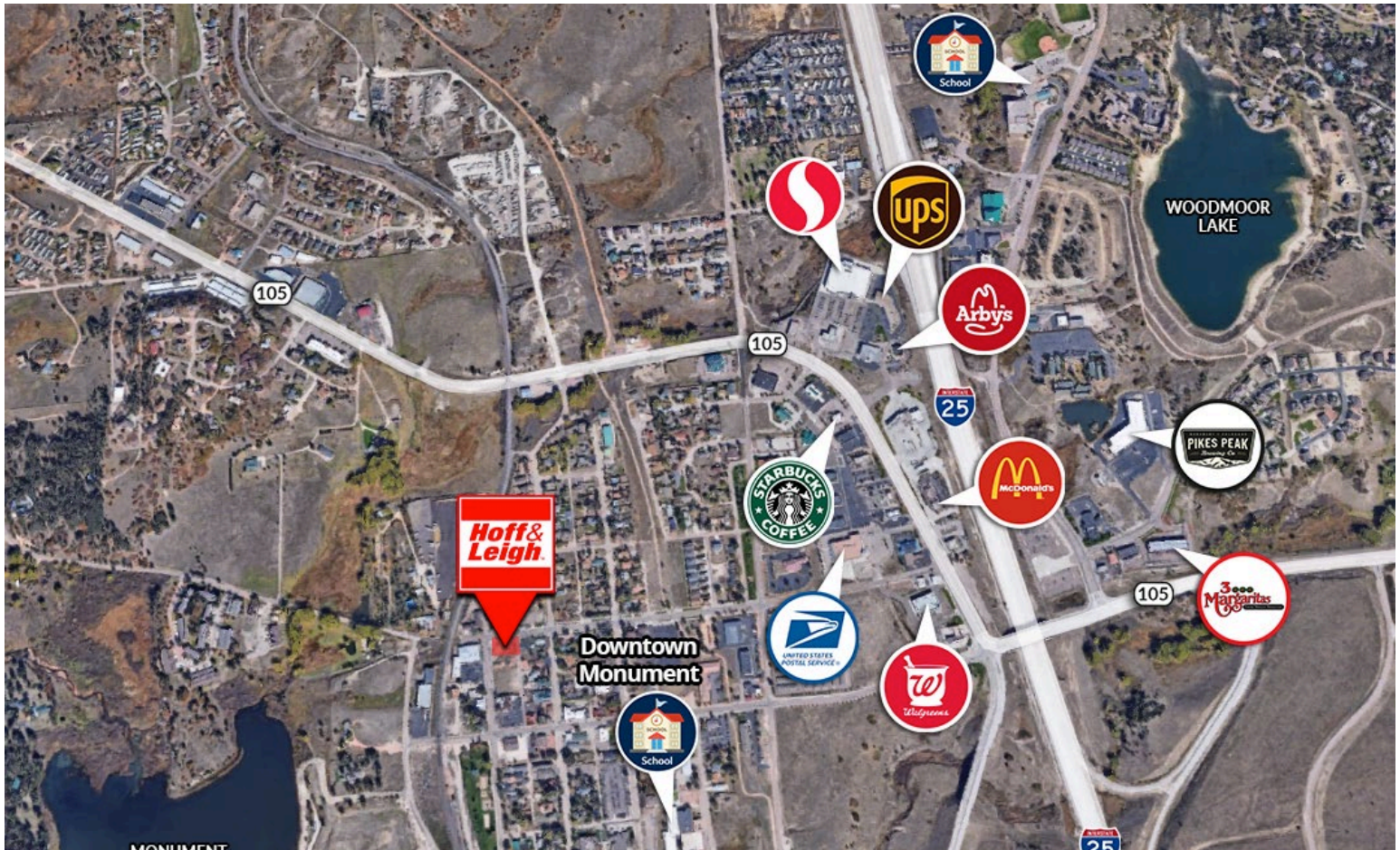


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