

# PRIME DEVELOPMENT OPPORTUNITY IN GROWING MARKET

## COMMERCIAL PUD LAND FOR SALE

18805 CLOVEN HOOFF RD

**PROPERTY INFORMATION:**

- Lot Size:** 7.95 Acres
- Zoning:** RR / PUD Commercial
- Water:** Forest View WD
- Sewer:** Public
- Price:** \$769,000 (\$2.22 / SF)

**OVERVIEW:**

Excellent Commercial Development Opportunity!

7.95 acre parcel with panoramic views of the Rocky Mountains. Perfect for an office park and / or an office over retail development. Annexation into the town of Palmer Lake is easily available.

Located in scenic Palmer Lake, Colorado, this property is just five minutes from the I-25 / Monument interchange along Highway 105. Daily traffic counts at the site exceed 8,900 cars. This property is only 45 minutes from downtown Denver and 20 minutes from downtown Colorado Springs.

The property lies within Lewis Palmer School District 38, one of Colorado's best and is only minutes from the world famous Garden of the Gods State Park. The property is situated at the foot of the Rocky Mountains providing a short drive to skiing and a myriad of other recreational activities.

**Nearest Tracked Intersection Traffic Counts 2007**

Monument Exit / I-25	63,600 vpd
Hwy 105 at site	8,900 vpd

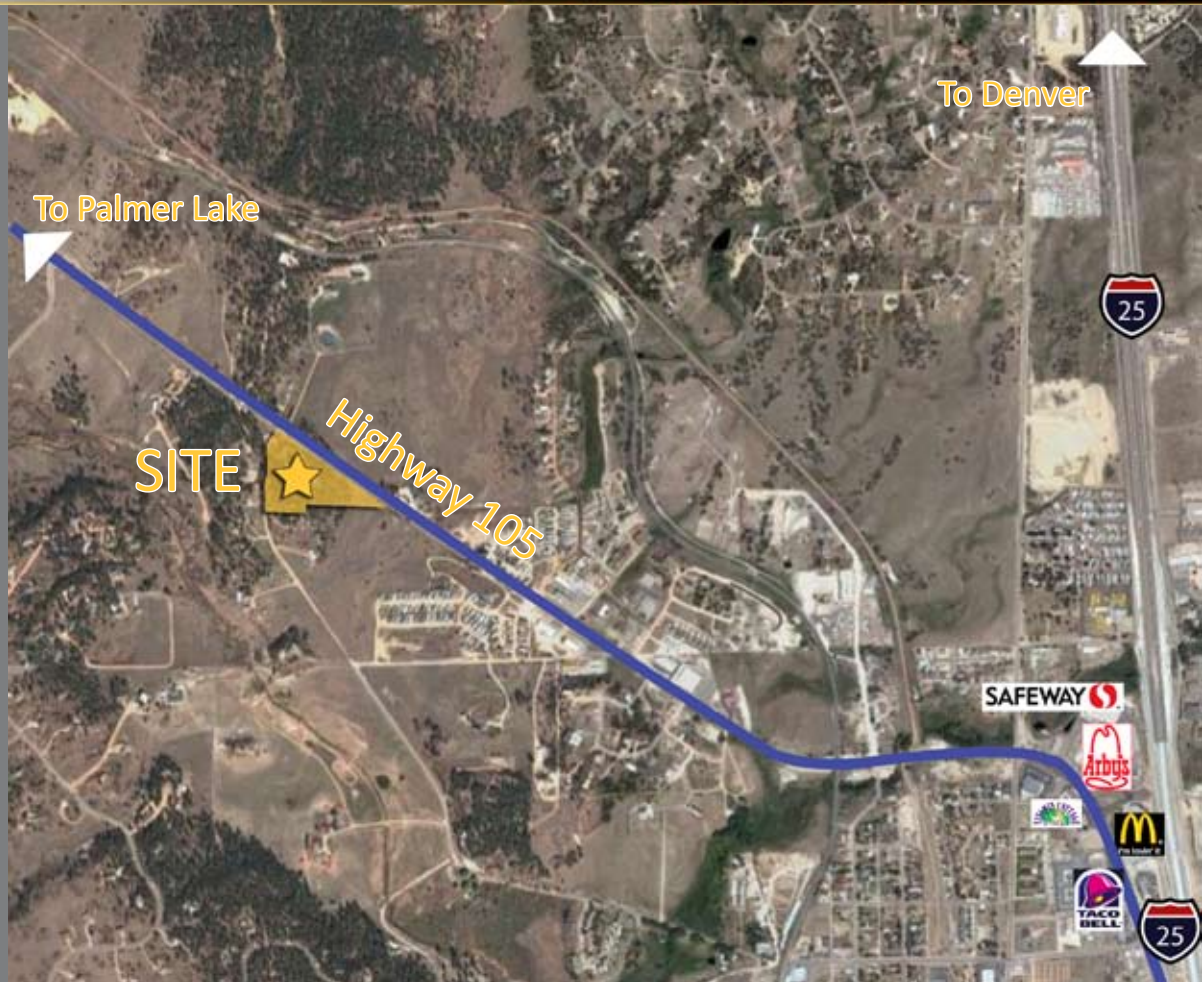
Demographics	3 MILE	5 MILE	10 MILE
Population	20,260	40,110	140,441
Total Households	7,107	13,138	48,264
Median HH Income	\$99,345	\$96,602	\$81,879



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- Tremendous site with 360 views
- Excellent frontage/visibility on Hwy 105
- Situated less than 5 minutes from the Monument / I-25 exit
- Daily traffic volume on I-25 at Monument exit: nearly 64,000 cars
- Tremendous development opportunity



View from site to Southwest



View of site looking West

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