

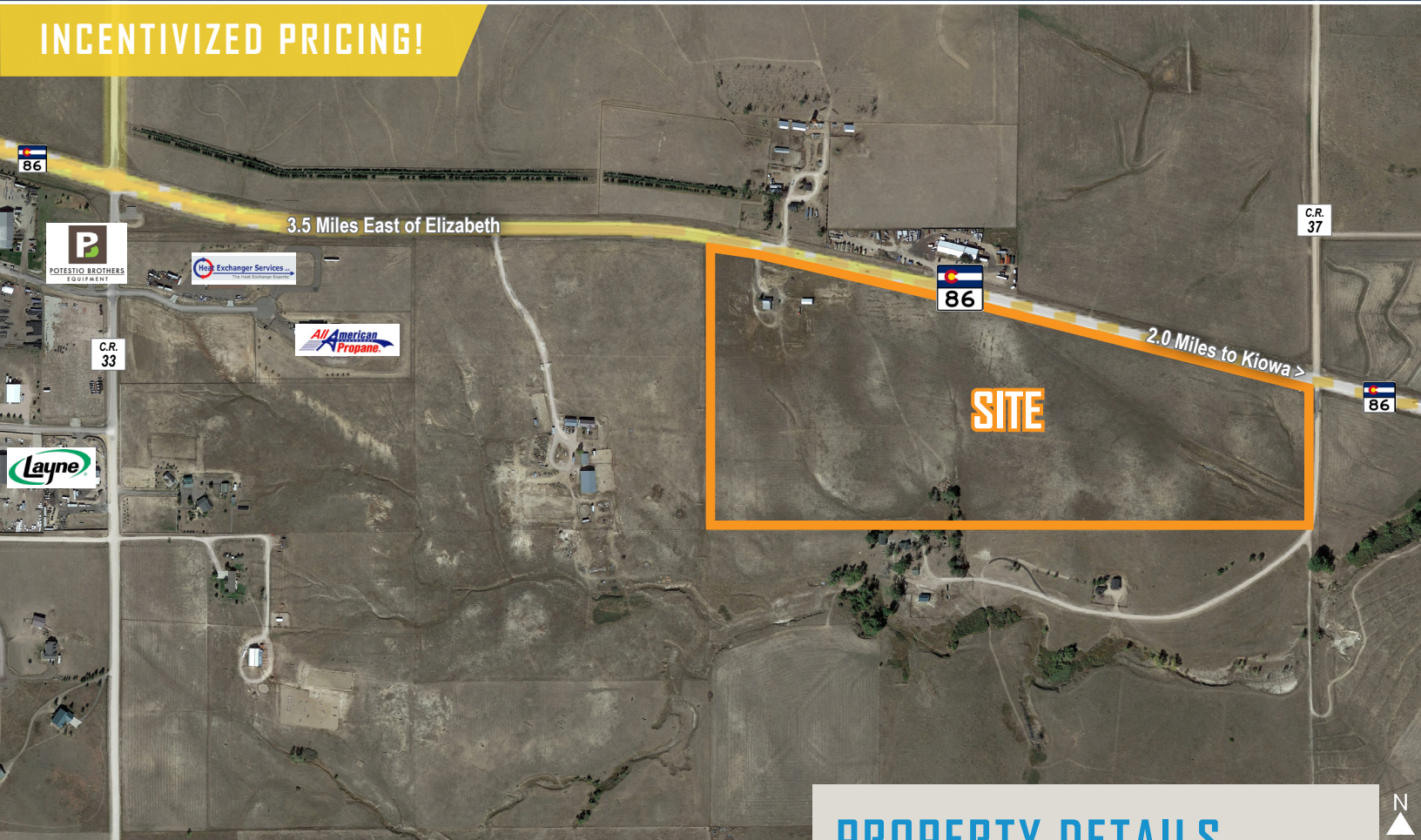
COMMERCIAL LAND FOR SALE

PRAIRIE VIEW INDUSTRIAL PARK

EAST HIGHWAY 86, KIOWA, CO 80117



INCENTIVIZED PRICING!



PROPERTY FEATURES

- **Owner Offering Incentivized Pricing for Quick Close!**
- 6.04 AC; 7.23 AC & 7.44 AC Individual Lots Available
- Lots Can be Combined for Larger User
- Wide Range of Industrial / Storage Uses Eligible
- 20 Miles to Castle Rock & I-25
- 40 Miles to Limon & I-70
- **Economic Development Zone (EDZ) Eligible:** Allows for a Wide Range of Uses Including: Auto / Farm Equipment Sales, Service & Storage, Building Materials Sales, Church, Mini or Self-Storage & Warehouse
- Elbert County is Growing - More Details Here: [Comprehensive Overview](#)

Follow the links below for full zoning detail:

- [ELBERT COUNTY ZONING REGULATIONS](#)
- [ECONOMIC DEVELOPMENT ZONE \(EDZ\) OVERLAY](#)

PROPERTY DETAILS

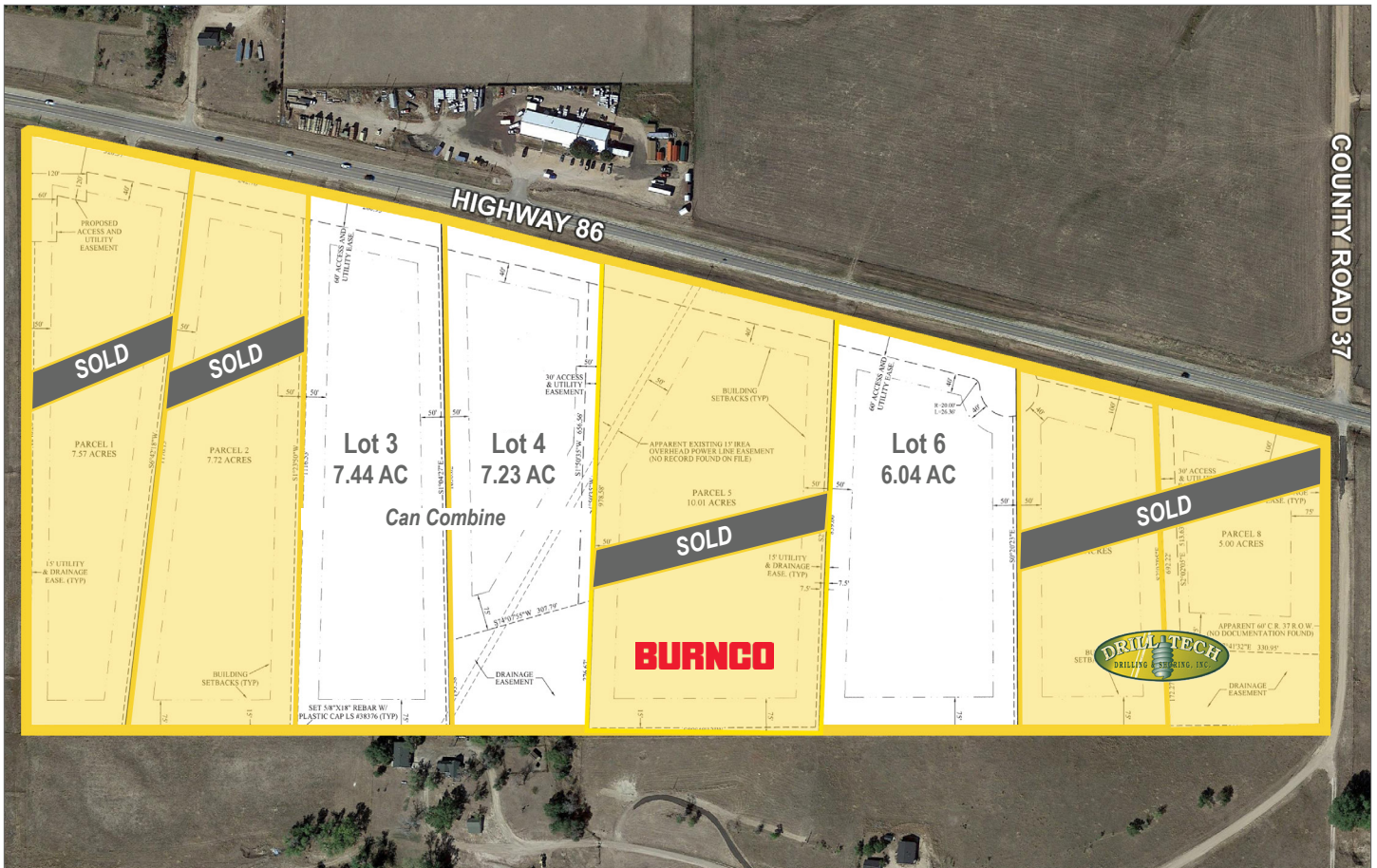
SITE SIZE	6.04 - 14.67 Acres m/l
SALE PRICE	Contact Broker
ZONING	Industrial / Commercial
WATER / SAN	Summit Water District / Septic
GAS / ELECTRIC	Black Hills / CORE
CROSS STREETS	SWC of HWY 86 & CR 37
CITY / COUNTY	Kiowa / Elbert

TREVEY COMMERCIAL
10510 Dransfeldt Rd, Suite 100
Parker, Colorado 80134
303-841-1400 | www.trevey.com

NICK BEACH
V.P. Sales & Leasing
nbeach@trevey.com
C: 719-237-0880

MITCH TREVEY
Managing Director
mitch@trevey.com
C: 303-619-7192

DEVELOPMENT PLAT



LOT PRICING

LOT	ACRES	SQUARE FEET	PRICE
1	7.57		SOLD
2	7.72		SOLD
3	7.44	324,086	Contact Broker
4	7.23	314,939	Contact Broker
5	6.22		SOLD
6	6.04	263,102	Contact Broker
7 & 8	10.05		SOLD



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[CLICK HERE TO DOWNLOAD CREC BROKERAGE DISCLOSURE](#)

Information contained herein, while not guaranteed, is from sources believed reliable. Price, terms and information subject to change. Please call to confirm current property status and accuracy of information contained herein.