

LAND FOR GROUND LEASE

ELIZABETH COMMERCIAL / RETAIL

NEC OF HWY. 86 & C.R. 13, ELIZABETH, CO 80107



TREVEY
COMMERCIAL
REAL ESTATE



PROPERTY FEATURES

- Prime Commercial / Retail Location in Elizabeth
- Located at Busy Intersection of State Highway 86 / C.R. 13
- Strong Traffic Counts, Good Visibility, Easy Access
- Great Location for Retail, Fast-Food, Auto Service, Medical
- Available for Ground Lease / Built-to-Suit
- Adjacent to Existing Shell Gas / Convenience
- For More Information Follow this Link:
[**Comprehensive Overview: Growth in Elbert County**](#)

Follow the links below for full zoning detail:



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

PROPERTY DETAILS

SITE SIZE	2.00 AC
LEASE RATE	Contact Broker
ZONING	Agriculture (Eligible for Re-zone)
GRADING	Level / Slightly Below Street Grade
FRONTAGE	425' on C.R. 13
CITY / COUNTY	Elizabeth / Elbert
WATER / SAN	Elizabeth / Elizabeth
GAS / ELECTRIC	Black Hills / CORE

TREVEY COMMERCIAL

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

HEATH HONBARRIER

V.P. Sales & Leasing
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C: 720-252-0144

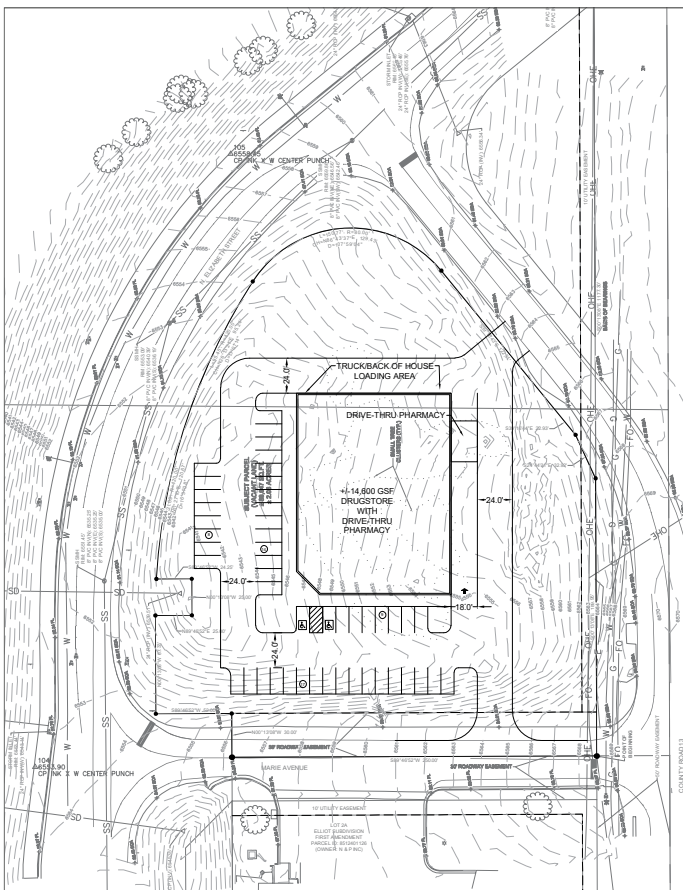
NICK BEACH

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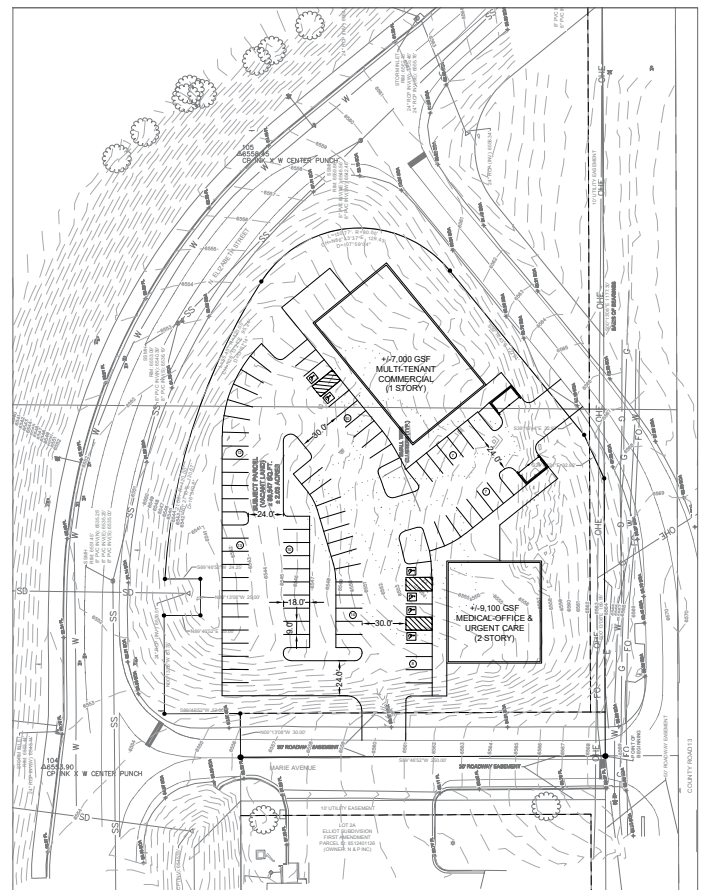
SITE AERIAL



CONCEPT 1



CONCEPT 2



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

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Please call to confirm current property status and accuracy of information contained herein.