

LAND FOR GROUND LEASE

ELIZABETH COMMERCIAL / RETAIL

NEC OF 34075 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

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

Follow the links below for full zoning detail:

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

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

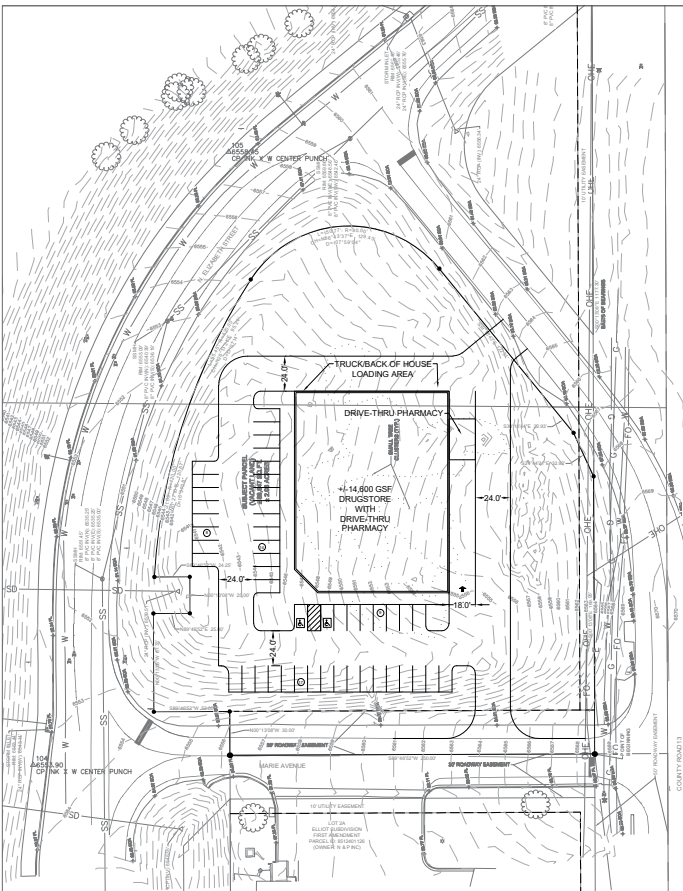
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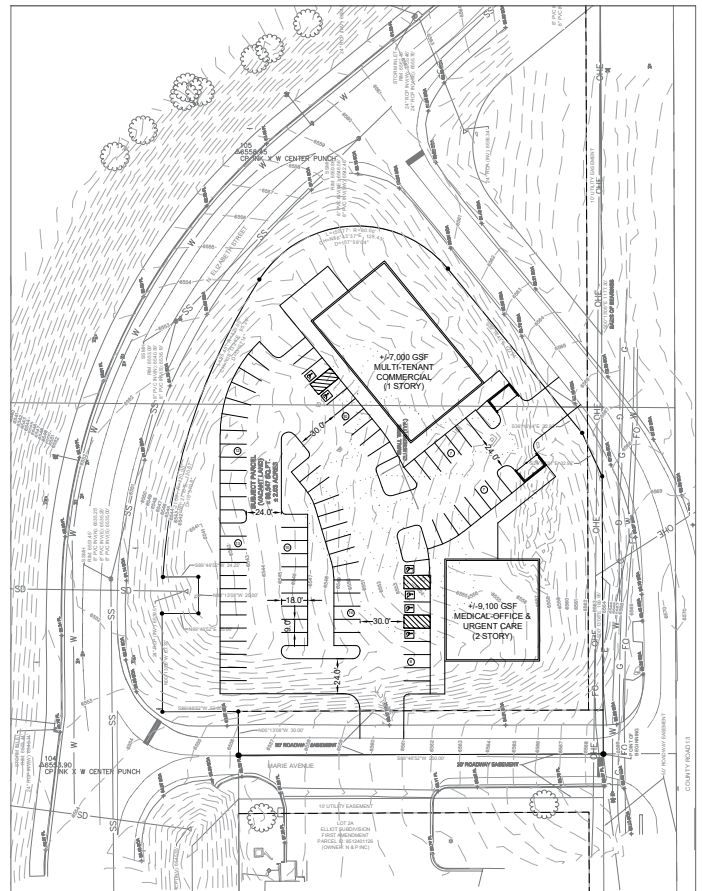
SITE AERIAL



CONCEPT 1



CONCEPT 2



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