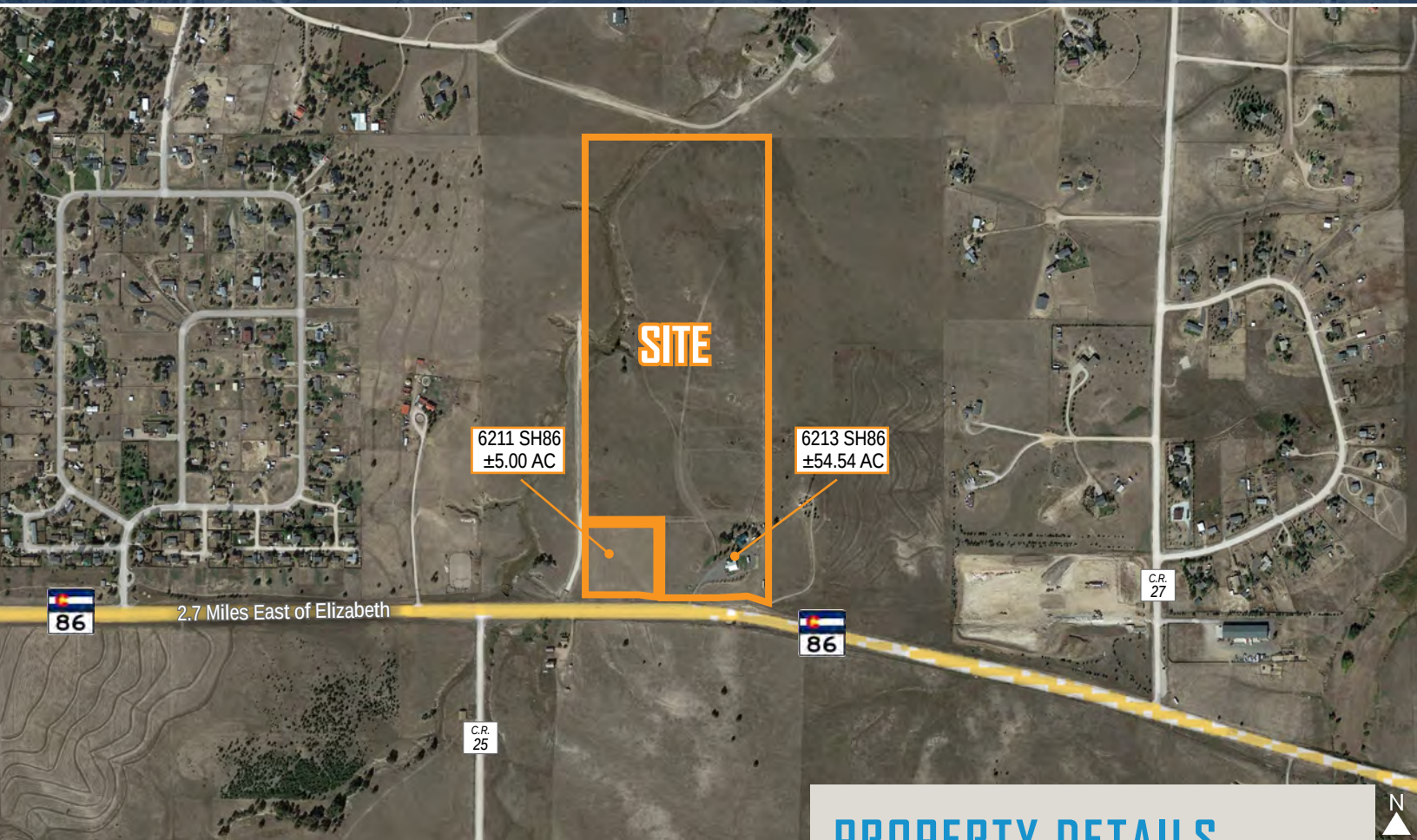


COMMERCIAL LAND FOR SALE INVESTMENT / DEVELOPMENT LAND WITH KENNELS

6211 & 6213 STATE HIGHWAY 86, ELIZABETH, CO 80107



TREVEY
COMMERCIAL
REAL ESTATE



PROPERTY FEATURES

- Prime ±60 Acres Available Immediately
- 1,000' Street Frontage Along Highway 86
- Economic Development Zone (EDZ) Eligible ([See Link Below](#))
- 6211 Highway 86: ±5 AC Special Use Approved for Kennel
- 6213 Highway 86: ±55 AC including ± 3,000 SF Residence & Elizabeth Country Kennels: www.elizabethcountrykennels.com
- **Residence:** Built in 1993 / Remodeled 2019; Oversized Garage; Ample Parking; ADT Security System; Basement Includes Separate 2-Bedroom Private Apartment with Rental Income Potential
- **Kennel:** 20' Clear; Currently Accommodates 50 Dogs - Up to 100 Dogs Allowed for Doggie Day Care, Pet Boarding & Grooming
- 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	±60.00 AC Total
SQUARE FEET	Residence: ±3,000 SF Kennel: ±1,728 SF
SALE PRICE	\$1,950,000
PROPERTY TAXES	\$5,889.88 (2022)
CITY / COUNTY	Elizabeth / Elbert
WATER / SAN	Well / Septic
GAS / ELECTRIC	Spring Valley / CORE
WATER RIGHTS	Available From Five (5) Aquifers in Denver Water Basin
ZONING	6213 SH86: PUD - EDZ Eligible 6211 SH86: Special Use - Kennel

TREVEY COMMERCIAL

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PROPERTY PHOTOS



2022 DEMOGRAPHICS

Radius	Population	Households	Avg. HH Income
2 Mile	1,863	675	\$145,092
5 Mile	8,025	2,924	\$140,995
10 Mile	22,755	8,216	\$136,202

TRAFFIC COUNTS

Average

Approx. 16,000 VPD at Parker Rd. & Highway 86

Approx. 13,000 VPD EB along Highway 86 from Elizabeth

Approx. 4,600 VPD along Highway 86 at C.R. 21



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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.