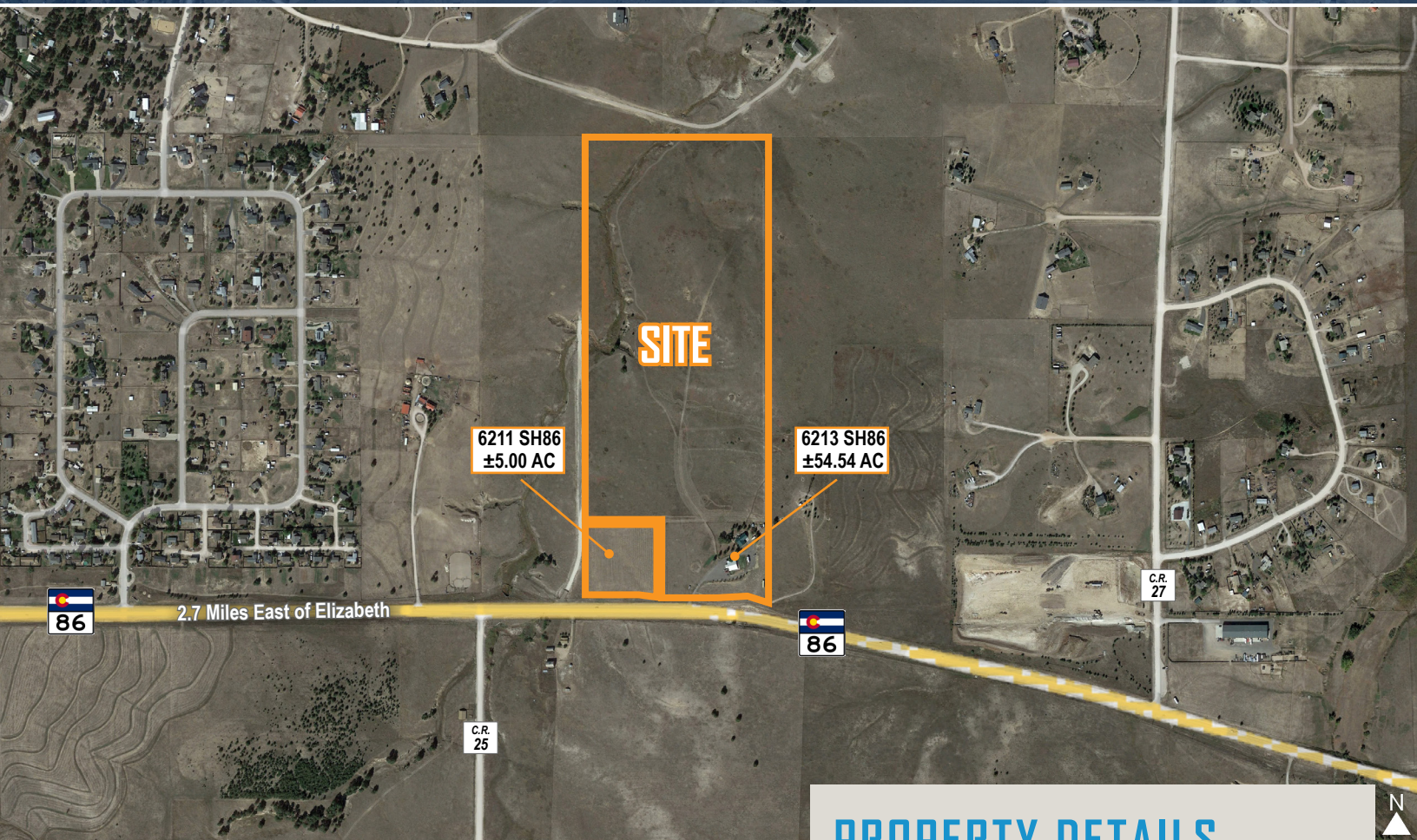


# COMMERCIAL LAND FOR SALE INVESTMENT / DEVELOPMENT LAND WITH KENNELS

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](http://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

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

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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](#)

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.