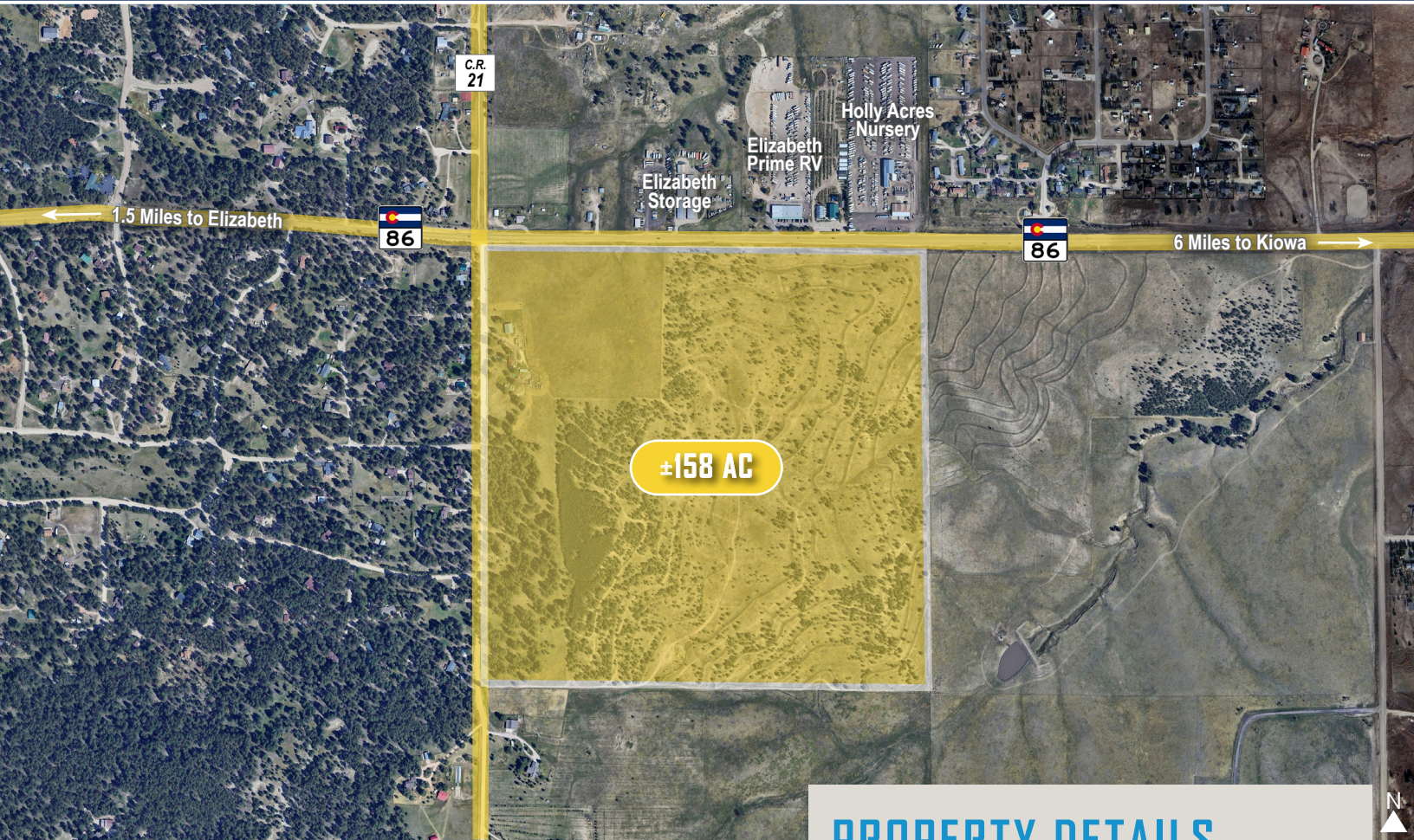


COMMERCIAL LAND FOR SALE

PRIME SH 86 DEVELOPMENT LAND

33784 COUNTY ROAD 21, ELIZABETH, CO 80107



PROPERTY FEATURES

- ±158 Acres on the Hard Corner of SH 86 & CR 21
- Prime Mixed-Use / Master Planned Community Development Opportunity
- Half Mile of Street Frontage Along Highway 86
- Annexation Opportunity Into the Town of Elizabeth
- Water Rights Included with Sale
- Elbert County is Growing - More Details Here: [Comprehensive Overview](#)
- Currently Zoned Agricultural with EDZ Zoning Overlay Opportunity:

Follow the links below for full zoning detail:



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

PROPERTY DETAILS

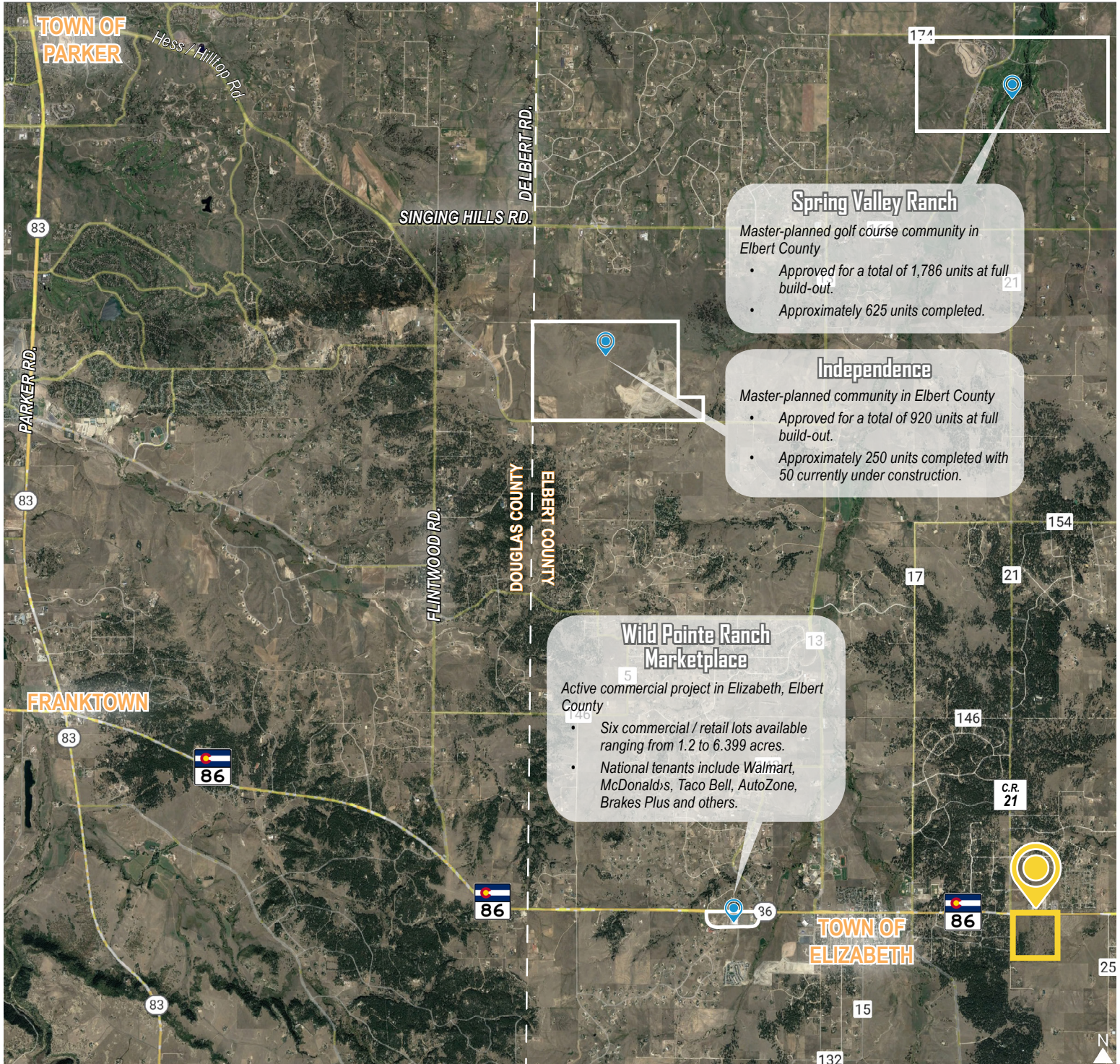
LOT SIZE	158 Acres m/l
PRICE	\$4,000,000.00 (\$25,383.21/AC)
TAXES	\$609.36 (2024)
ZONING	Agricultural with EDZ Overlay
USE	Commercial / Mixed-Use
WATER / SANITATION	Well / Septic
GAS / ELECTRIC	CORE / Black Hills Energy
CITY / COUNTY	Elizabeth / Elbert
FRONTAGE	1,058' on State Highway 86

TREVEY COMMERCIAL
10510 Dransfeldt Rd, Suite 100
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ELBERT COUNTY KEY DEVELOPMENTS



Spring Valley Ranch
 Master-planned golf course community in Elbert County

- Approved for a total of 1,786 units at full build-out.
- Approximately 625 units completed.

Independence
 Master-planned community in Elbert County

- Approved for a total of 920 units at full build-out.
- Approximately 250 units completed with 50 currently under construction.

Wild Pointe Ranch Marketplace
 Active commercial project in Elizabeth, Elbert County

- Six commercial / retail lots available ranging from 1.2 to 6.399 acres.
- National tenants include Walmart, McDonald's, Taco Bell, AutoZone, Brakes Plus and others.



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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.