

PRIME COMMERCIAL PROPERTY FOR SALE OR LEASE

5 ACRE LOT WITH HOME & SHOP

40900 WIND SPIRIT LANE, PARKER, CO 80138

TREVEY
COMMERCIAL



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PROPERTY FEATURES

- 5.01 AC Commercial Zoning with Great Visibility
- Excellent Opportunity for Builder / Contractor / Service Industry or for Commercial, Lite Industrial, Automotive, Equipment Sales **(No RV & Boat Storage)**
- Ownership Will Consider Lease for all or part of Property, Lease with Option to Purchase, or Sale - Flexible Terms and Creative Structures Will Be Considered
- ±2,214 SF Custom Model Home with Garage Included - Ideal for Office or Showroom (*Can be Removed and Excluded from Sale / Cannot be used for Residence at Current Location*)
- ±3,456 SF Shop Building (72'x48') with Five (5) Roll-up Doors: (3) 10'x10' and (2) 12'x16'
- 16' - 24' Clear Height with 200 AMP Single Phase Power
- Easy Access to Delbert Road, Parker, Southeast Aurora and Fast Growing Elbert County

PROPERTY DETAILS

LOT SIZE	±5.01 Acres m/l
SALE PRICE	\$1,975,000.00
TAXES	\$24,623.12 (2025)
LEASE OPTION	Creative Ownership Willing to Lease with Option to Purchase
ZONING	Commercial
USE	Commercial, Lite Industrial, Automotive, Equipment Sales (No RV & Boat Storage)
GRADING	Level Grade
WATER / SAN	Well / Septic
GAS / ELECTRIC	Black Hills Energy / CORE
CITY / COUNTY	Parker / Elbert
FRONTAGE	600' on Singing Hills Rd.

SITE AERIAL



SURROUNDING DEVELOPMENTS



BROKERAGE DISCLOSURE