

DEVELOPMENT LAND FOR SALE

GOLD CREEK BUSINESS PARK

2733 STATE HIGHWAY 86, ELIZABETH, CO 80107



PROPERTY FEATURES

- Prime 5.00 AC Development Site on State Highway 86
- Ideal Site for Gas Station (Westbound “Going to Work” Side)
- Across Highway 86 from Safeway Shopping Center
- Potential for Subdivision to Create Smaller Pad / Lot
- Direct Access from State Highway 86 with Good Visibility
- Less than 10 miles from the growing, amenity-rich towns of Franktown and Kiowa, Colorado

Follow the links below for full zoning detail:

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

PROPERTY DETAILS

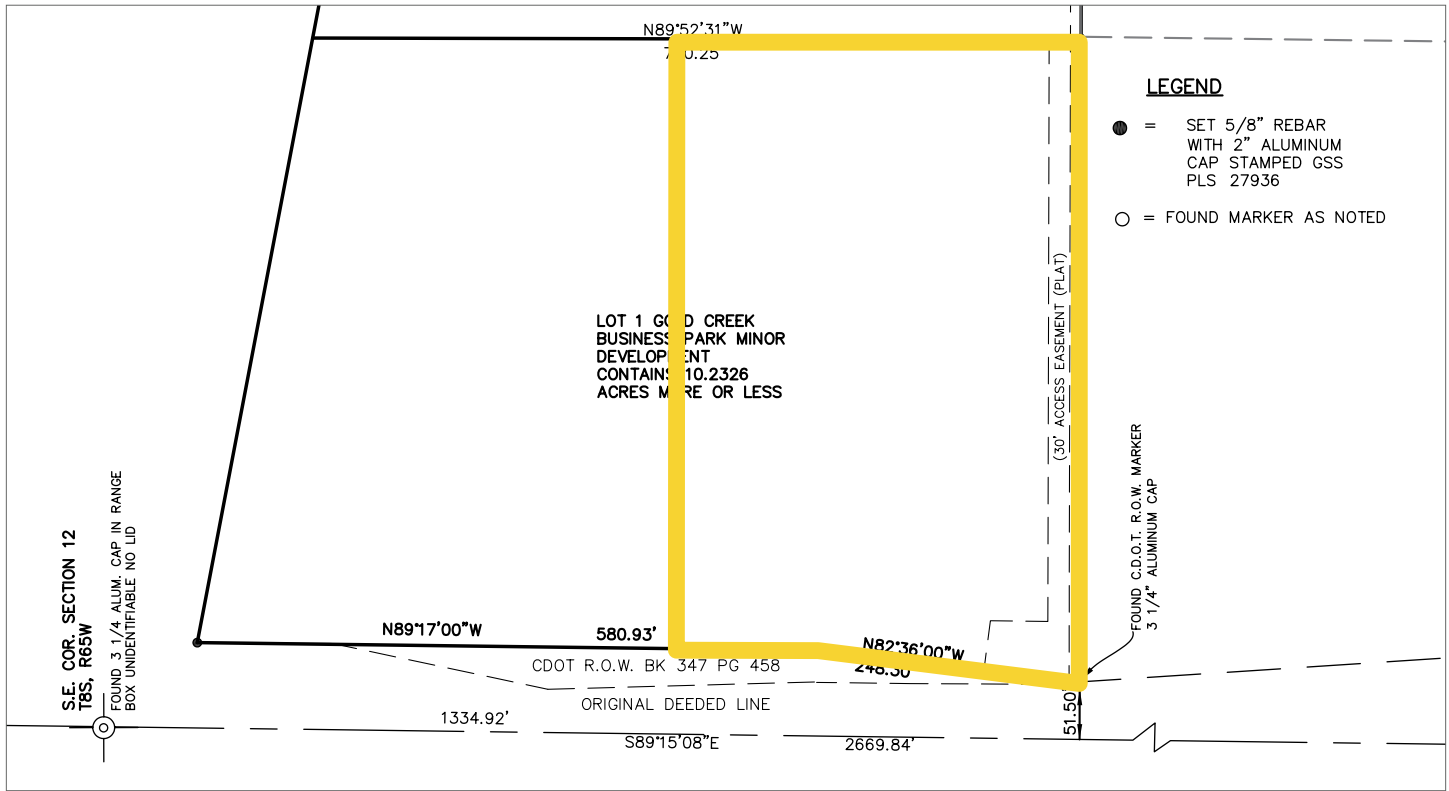
LOT SIZE	±5.00 Acres m/l
PRICE	Contact Broker for Pricing
TAXES	\$18,043.00 (2024)
ZONING	Agricultural with EDZ Overlay
USE	Development / Commercial
WATER / SANITATION	Well / Septic
GAS / ELECTRIC	Blackhills Energy / CORE
CITY / COUNTY	Elizabeth / Elbert
FRONTAGE	850' on State Highway 86

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

NICK BEACH
V.P. Sales & Leasing
nbeach@trevey.com
C: 719-237-0880

MITCH TREVEY
Managing Director
mitch@trevey.com
C: 303-619-7192

SITE SURVEY



SITE AERIAL



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

NICK BEACH
V.P. Sales & Leasing
nbeach@trevey.com
C: 719-237-0880

MITCH TREVEY
Managing Director
mitch@trevey.com
C: 303-619-7192

[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.