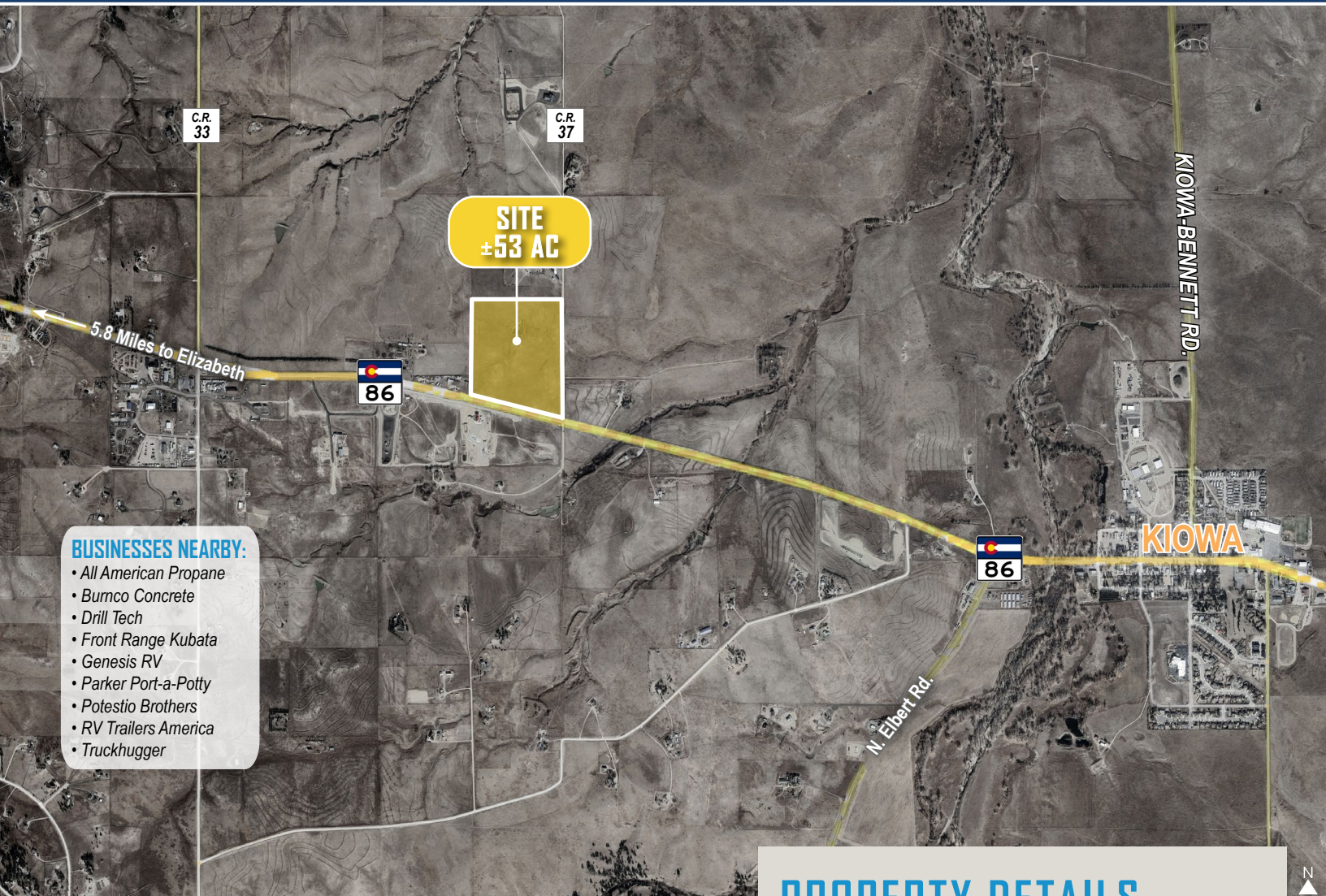


COMMERCIAL LAND FOR SALE

# PRIME ELBERT COUNTY DEVELOPMENT LAND

33325 COUNTY ROAD 37, KIOWA, CO 80117

TREVEY  
COMMERCIAL



#### BUSINESSES NEARBY:

- All American Propane
- Burnco Concrete
- Drill Tech
- Front Range Kubata
- Genesis RV
- Parker Port-a-Potty
- Potestio Brothers
- RV Trailers America
- Truckhugger

## PROPERTY FEATURES

- ±53 Acres for Sale with Highway 86 Visibility
- Highly Visible Corner Location Offering 1,380' of Highway 86 Frontage
- Extensive Water Rights Delivered with Property
- Potential Owner Carry / Seller Financing Available
- Convenient Access to Kiowa, Elizabeth, and the Expanding Eastern Denver Metro Growth Corridor
- For Additional Market Information Follow this Link:  
[Comprehensive Overview: Growth in Elbert County](#)

## PROPERTY DETAILS

LOT SIZE	53.259 Acres m/l
PRICE	\$3,400,000.00
TAXES	\$26.12 (2025)
ZONING	Agricultural
USE	Commercial / Mixed-Use
WATER / SANITATION	Well / Septic
GAS / ELECTRIC	CORE / Black Hills Energy
CITY / COUNTY	Kiowa / Elbert
FRONTAGE	1,380' on State Highway 86

**SITE SURVEY**

