

COMMERCIAL LAND FOR SALE

PRIME ELBERT COUNTY DEVELOPMENT LAND

33325 COUNTY ROAD 37, KIOWA, CO 80117



TREVEY
COMMERCIAL
REAL ESTATE



BUSINESSES NEARBY:

- All American Propane
- Bumco 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
- Wide Range of Permitted Uses Allowed Under the Elbert County Economic Development Zone
- 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	53.259 Acres m/l
PRICE	\$3,400,000.00
TAXES	\$26.12 (2025)
ZONING	Agricultural with EDZ Overlay
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

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

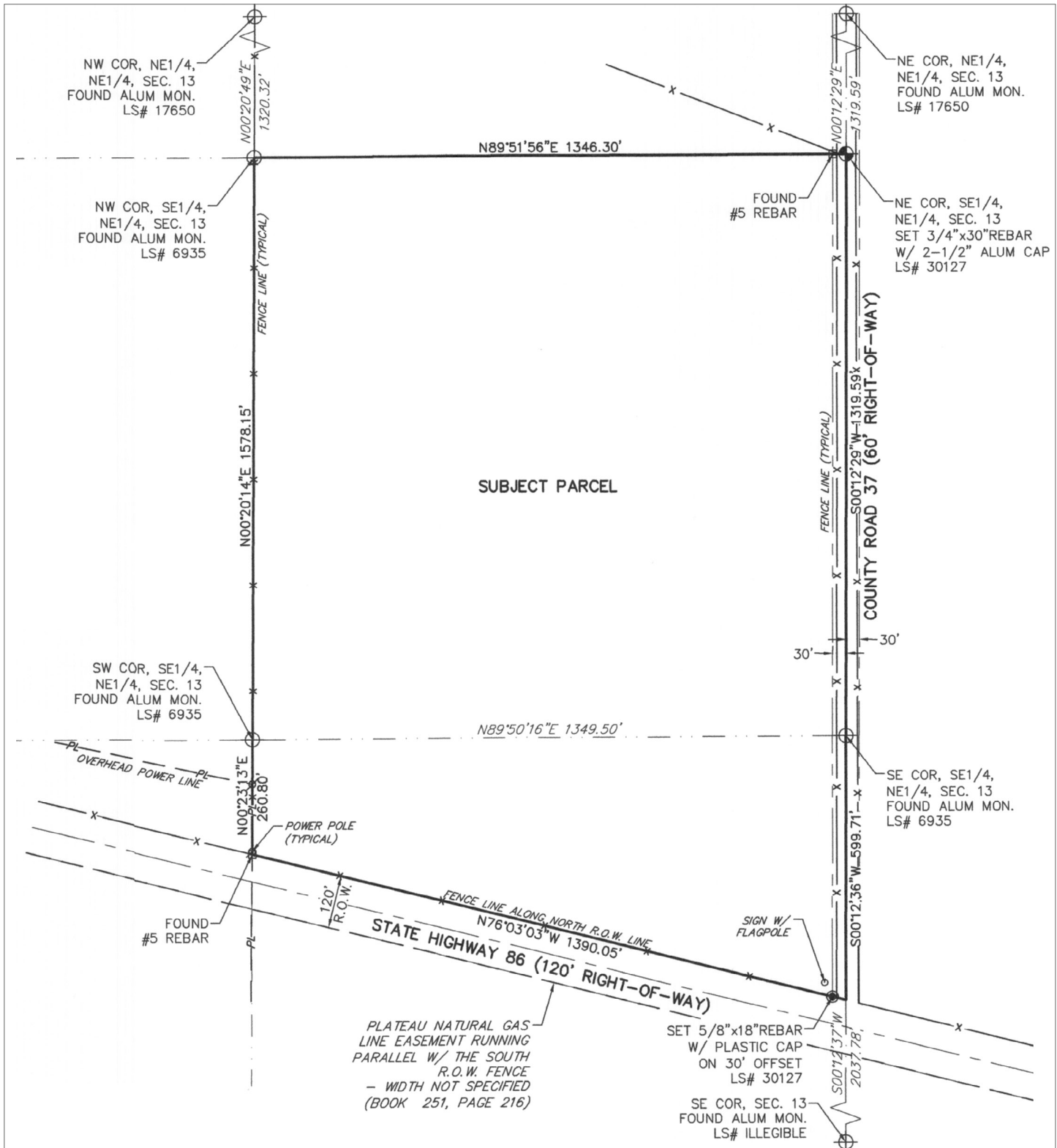
TOMMY DAHER

Associate Broker
tommy@trevey.com
C: 303-916-8231

MITCH TREVEY

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

SITE SURVEY



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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.