

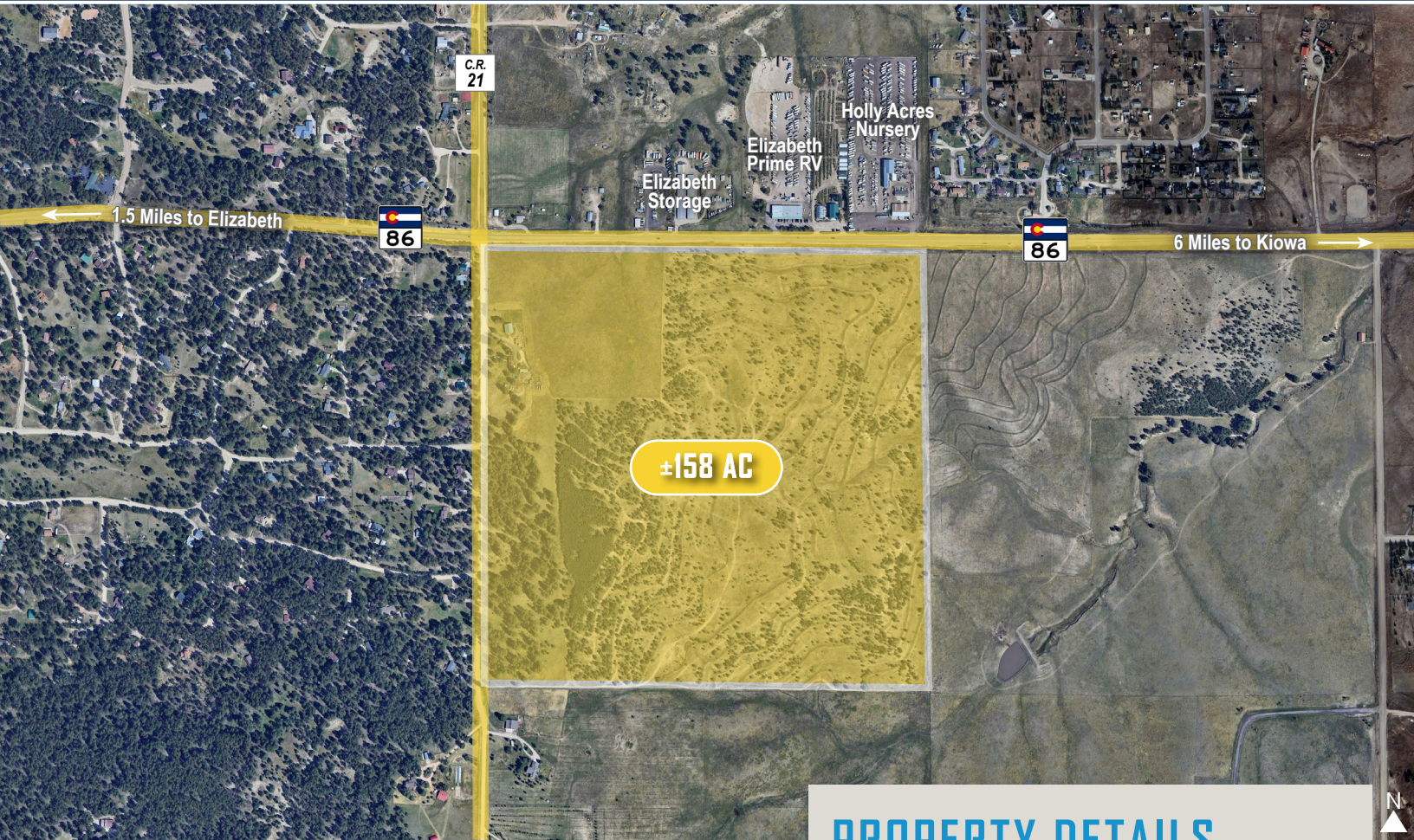
COMMERCIAL LAND FOR SALE

PRIME SH 86 DEVELOPMENT LAND

33784 COUNTY ROAD 21, ELIZABETH, CO 80107



TREVEY
COMMERCIAL
REAL ESTATE



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
- Potential Owner Carry / Seller Financing Available
- 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	\$5,200,000.00 (\$32,911.39/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
Parker, Colorado 80134
303-841-1400 | www.trevey.com

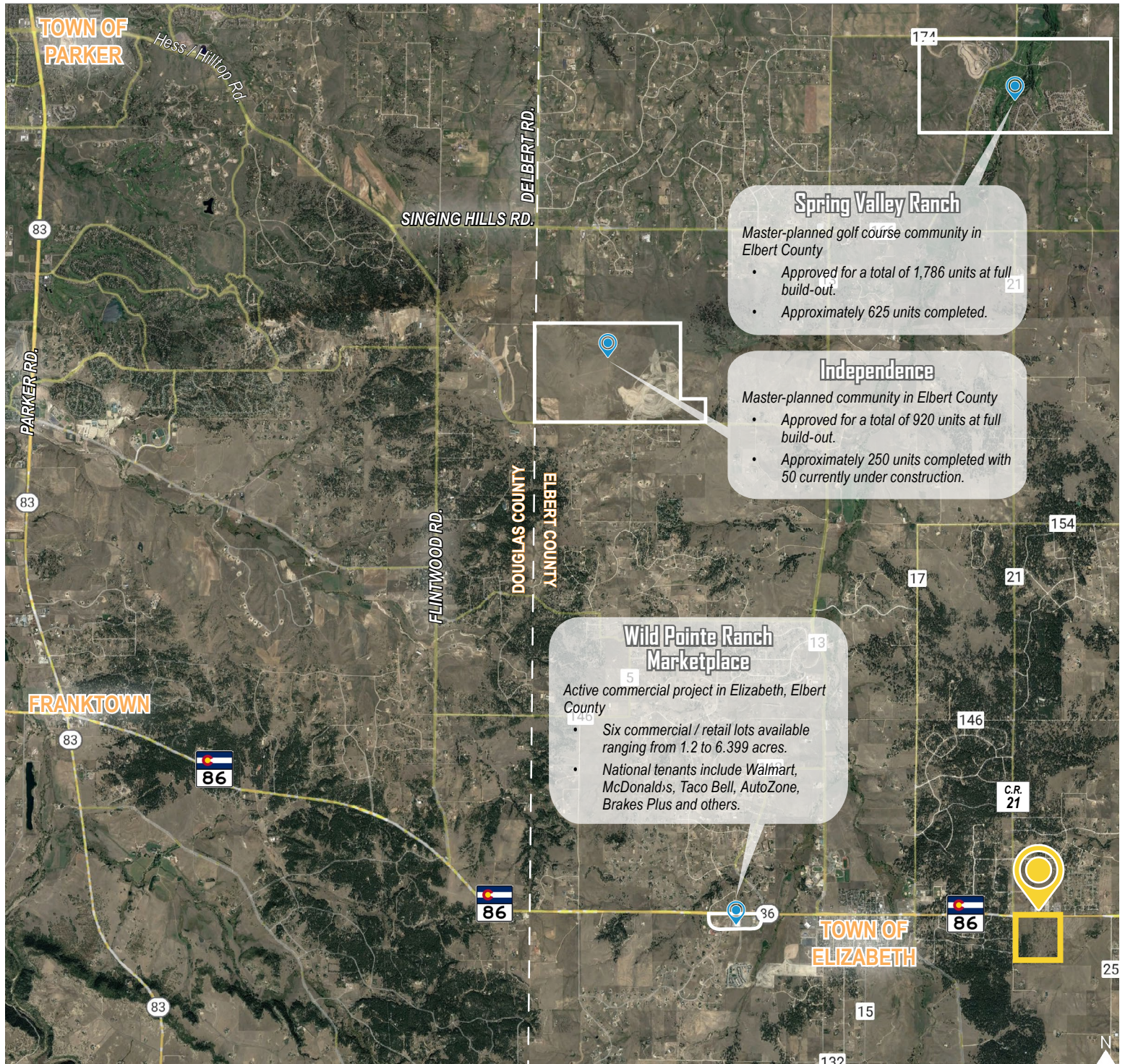
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ELBERT COUNTY KEY DEVELOPMENTS



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[CLICK HERE TO DOWNLOAD CREC BROKERAGE DISCLOSURE](#)

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Please call to confirm current property status and accuracy of information contained herein.