

570 Banner Street

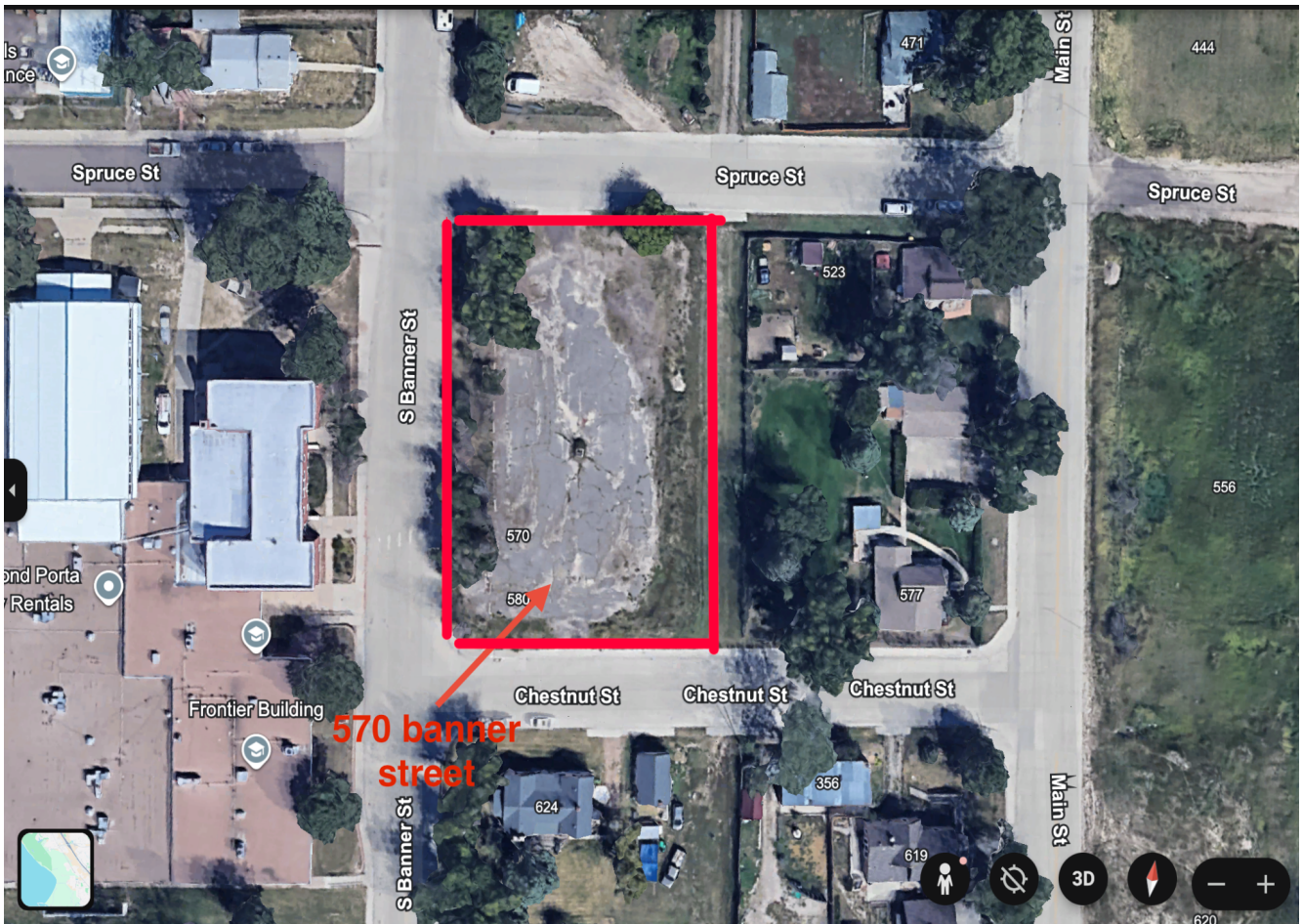
Elizabeth, Colorado

.61 Acre Downtown Development Opportunity

Downtown Zoning | Residential Development Site

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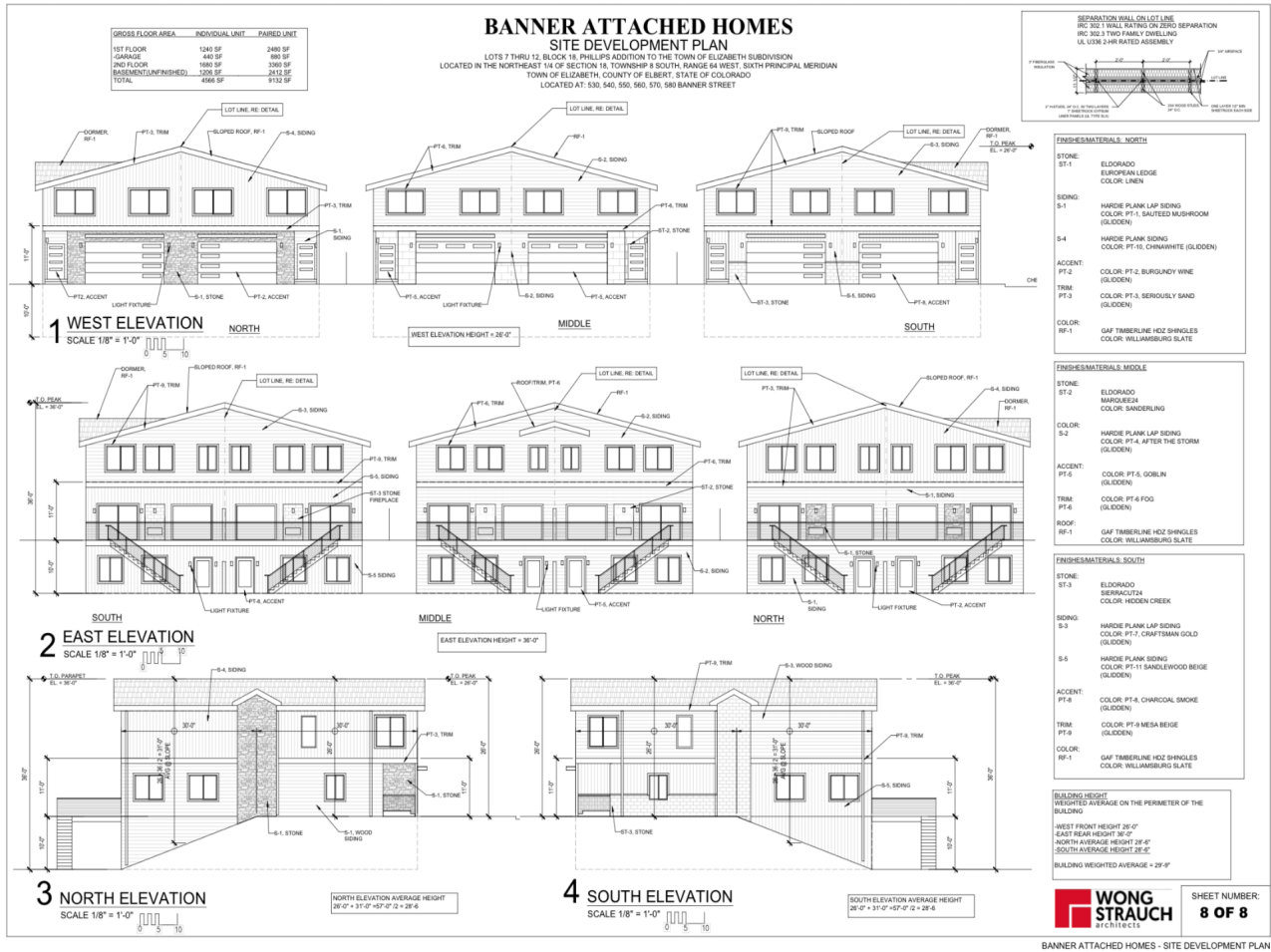
Property Aerial & Location



570 Banner Street is a rare infill redevelopment opportunity located in the core of downtown Elizabeth, Colorado. The .61-acre parcel is strategically positioned at the corner of Spruce Street and Banner Street directly across from the former Frontier High School property. Previously utilized as a parking lot, the site offers a level buildable footprint with substantial pre-development work already completed. The property includes an expired but previously approved development plan for six attached residential homes.

Property Details	
Address	570 Banner Street, Elizabeth, CO
Lot Size	.61 Acres
Zoning	Downtown Zoning
Proposed Development	6 Single-Family Paired Homes
Current Condition	Vacant Level Lot
Previous Use	Former High School Parking Lot
Included Reports	Survey, Soils, Engineering & Utility Plans

Approved Site Development Concept



The site previously received approval for six modern attached residential homes featuring garage parking and contemporary architectural elevations. Extensive development work has already been completed including grading plans, utility engineering, landscape plans, photometric plans, soils reports, and survey work. This existing due diligence package may significantly reduce entitlement timelines and upfront engineering costs for a future developer or builder.

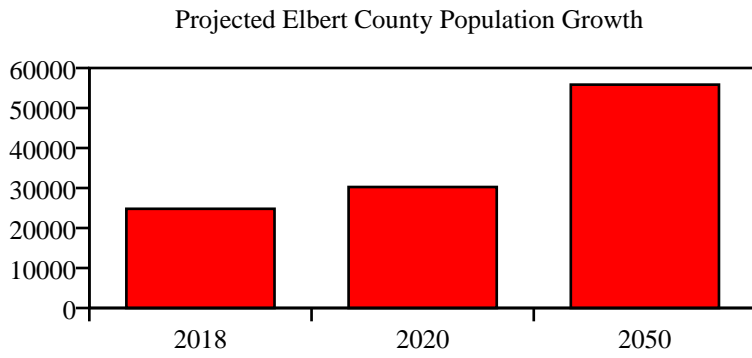
Investment Highlights

- Prime downtown Elizabeth redevelopment opportunity
- Rare .61-acre infill parcel with downtown zoning
- Existing civil engineering and development plans included
- Previously approved residential development concept
- Strong population growth and housing demand in Elbert County
- Convenient access to Parker, Castle Rock, and Denver Metro employment corridors
- Ideal opportunity for builder/developer seeking shovel-ready infill project

Market Demographics & Growth

- Elizabeth and Elbert County continue to benefit from strong regional population growth fueled by Denver Metro expansion and increasing demand for attainable housing.
- Continued residential expansion east of Parker and Castle Rock
 - Strong commuter demographics supporting workforce housing demand
 - Limited supply of entitled residential development sites

- Highway 86 traffic counts estimated near 9,700 vehicles daily



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