

DEVELOPMENT LAND FOR SALE

35568 COUNTY ROAD 13

35568 COUNTY ROAD 13, ELIZABETH, CO 80107



TREVEY
COMMERCIAL
REAL ESTATE



PROPERTY FEATURES

- Development Land for Sale with 4,200 SF Home
- Currently Zoned RA-1
- Property Sits Within the EDZ Overlay Making it Eligible for a Variety of Uses (See Link Below for a Full List of EDZ Uses by Right)
- Centrally Located East of Elizabeth in Fast Growing Elbert County
- Growing Traffic Counts on County Road 13
- For Additional Market Information Follow this Link:
[Comprehensive Overview: Growth in Elbert County](#)

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	\$1,300,000 (\$5.97 / SF)
TAXES	\$3,281.52 (2025)
ZONING	RA-1 (EDZ Eligible)
USE	Residential (Potential Commercial)
WATER / SANITATION	Well / Septic
GAS / ELECTRIC	Propane / CORE
CITY / COUNTY	Elizabeth / Elbert
FRONTAGE	167' on County Road 13

TREVEY COMMERCIAL

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

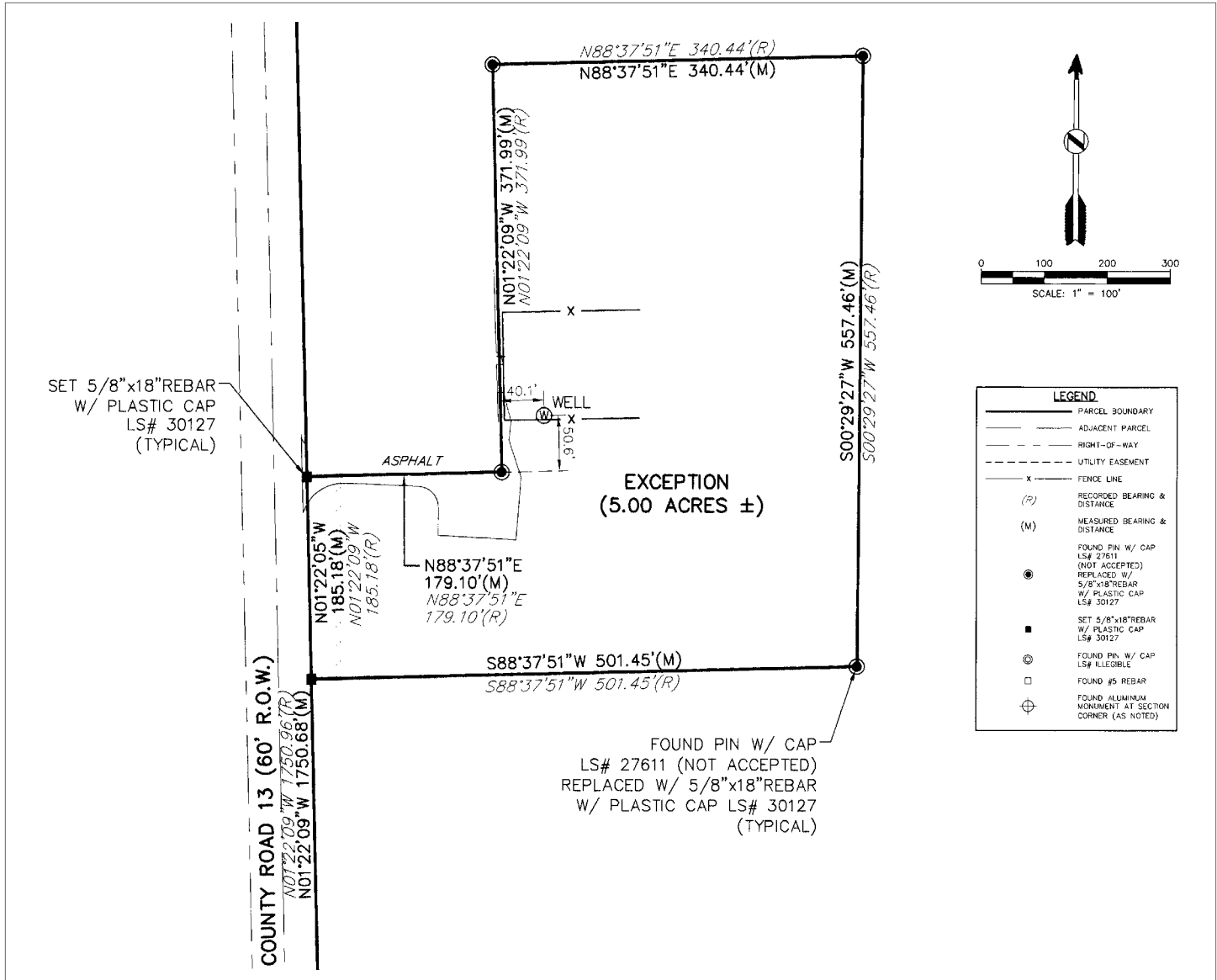
HEATH HONBARRIER

V.P. Sales & Leasing
heath@trevey.com
C: 720-252-0144

TOMMY DAHER

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

SITE SURVEY



PROPERTY IMAGES



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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.