

# LAND FOR SALE ELIZABETH COMMERCIAL / RETAIL

NEC OF HWY. 86 & C.R. 13, ELIZABETH, CO 80107



## PROPERTY DETAILS

SITE SIZE	2.00 AC
SALE PRICE	\$1,450,000.00
ZONING	Agriculture (Eligible for Re-zone)
GRADING	Level / Slightly Below Street Grade
FRONTAGE	425' on C.R. 13
CITY / COUNTY	Elizabeth / Elbert
WATER / SAN	Elizabeth / Elizabeth
GAS / ELECTRIC	Black Hills / CORE

## PROPERTY FEATURES

- Prime Commercial / Retail Location in Elizabeth
- Located at Busy Intersection of State Highway 86 / C.R. 13
- Strong Traffic Counts, Good Visibility, Easy Access
- Great Location for Retail, Fast-Food, Auto Service, Medical
- Adjacent to Existing Shell Gas / Convenience
- For More 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](#)

**TREVEY COMMERCIAL**  
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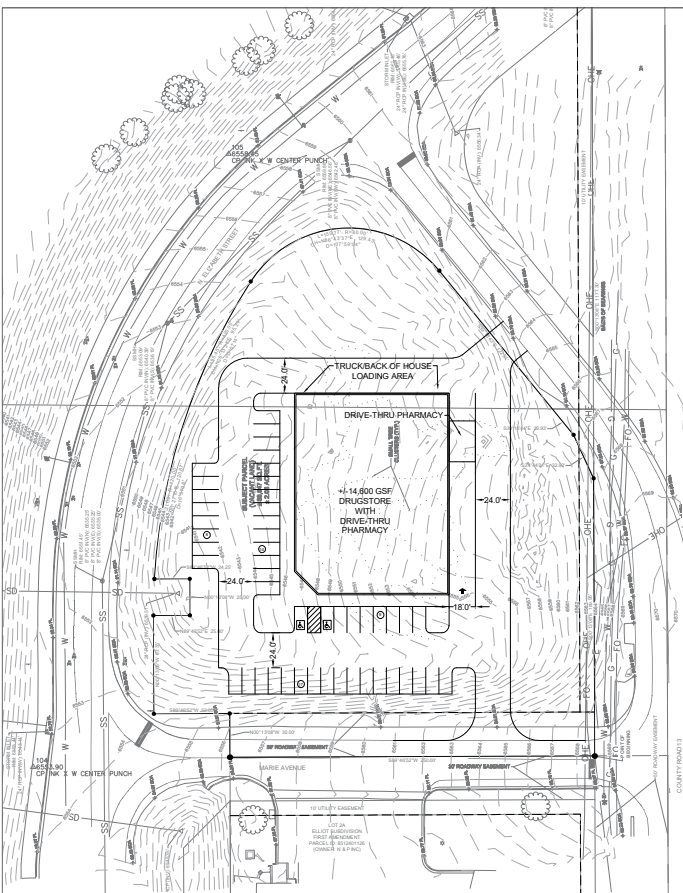
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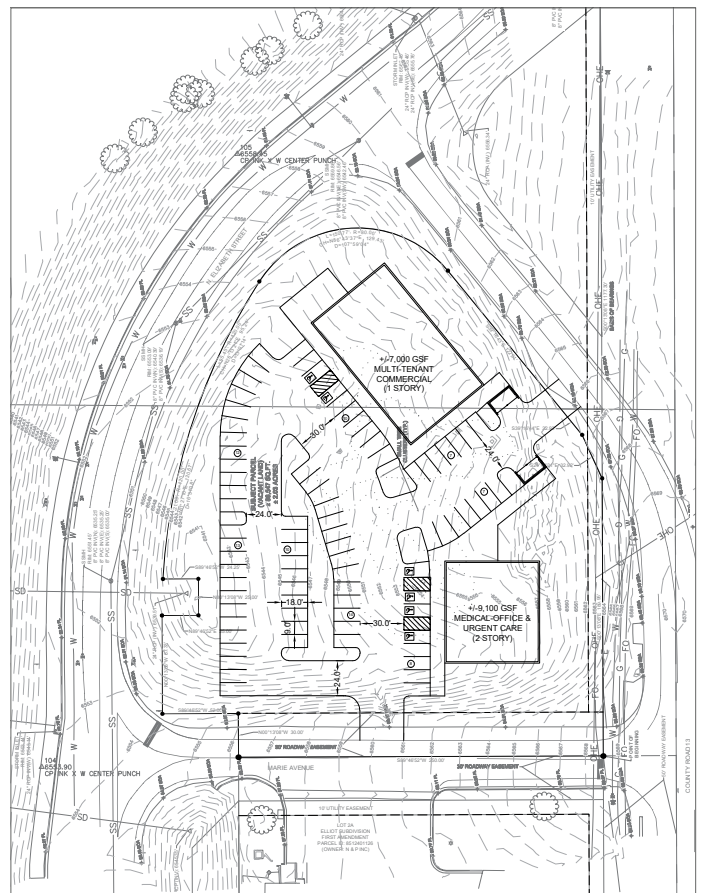
SITE AERIAL



CONCEPT 1



CONCEPT 2



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

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