

LAND FOR GROUND LEASE

ELIZABETH COMMERCIAL / RETAIL

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

TREVEY COMMERCIAL



PROPERTY FEATURES

- Prime Commercial / Retail Ground Lease Opportunity in Elizabeth, Colorado
- Located at Busy Intersection / Signalized Corner at State Highway 86 & County Road 13
- Exceptional Visibility, Access & Traffic Exposure
- Surrounded by Expanding Residential Growth & Increasing Consumer Demand
- Ideal for Fast-Food/QSR, Convenience, Automotive, Medical & Retail Users
- Adjacent to Established Shell Convenience Store Traffic Generator
- For Additional Market Information Follow this Link: [Comprehensive Overview: Growth in Elbert County](#)

PROPERTY DETAILS

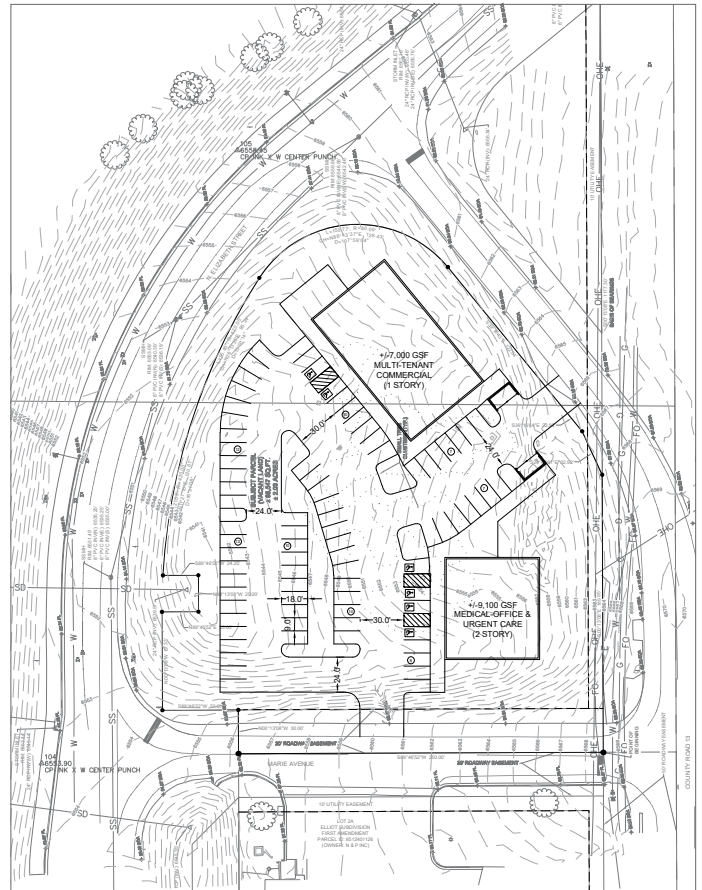
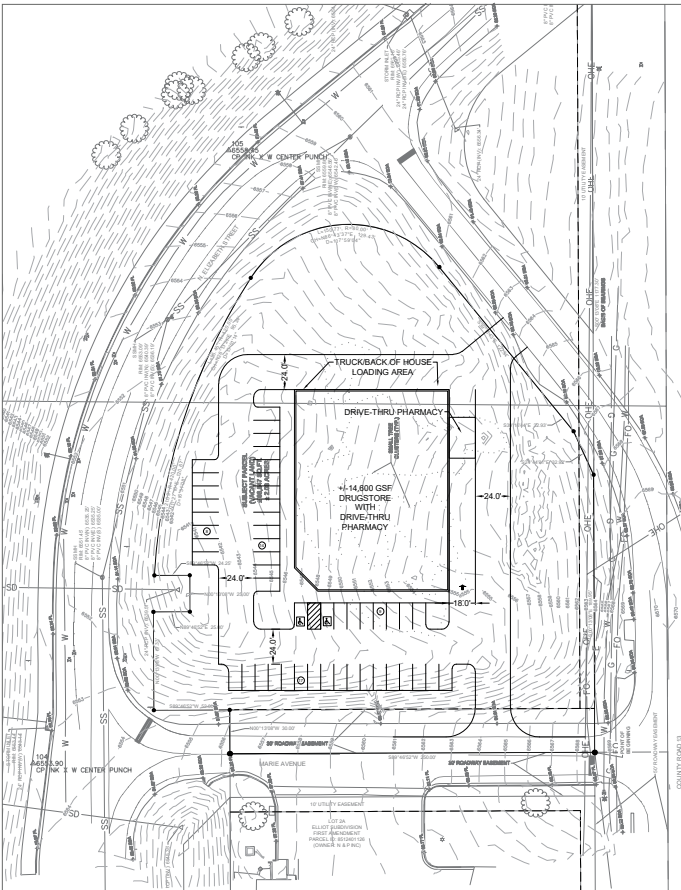
SITE SIZE	2.00 AC
GROUND LEASE RATE	\$5,000.00 / Month
ZONING	Agriculture (Eligible for Re-zone)
GRADING	Level / Slightly Below Street Grade
FRONTAGE	425' on C.R. 13
CITY / COUNTY	Elizabeth / Elbert
WATER / SAN	Elizabeth / Elizabeth
GAS / ELECTRIC	Black Hills / CORE

SITE AERIAL



CONCEPT 1

CONCEPT 2



BROKERAGE DISCLOSURE