

# DEVELOPMENT LAND FOR SALE GOLD CREEK BUSINESS PARK

2733 STATE HIGHWAY 86, ELIZABETH, CO 80107

TREVEY  
COMMERCIAL



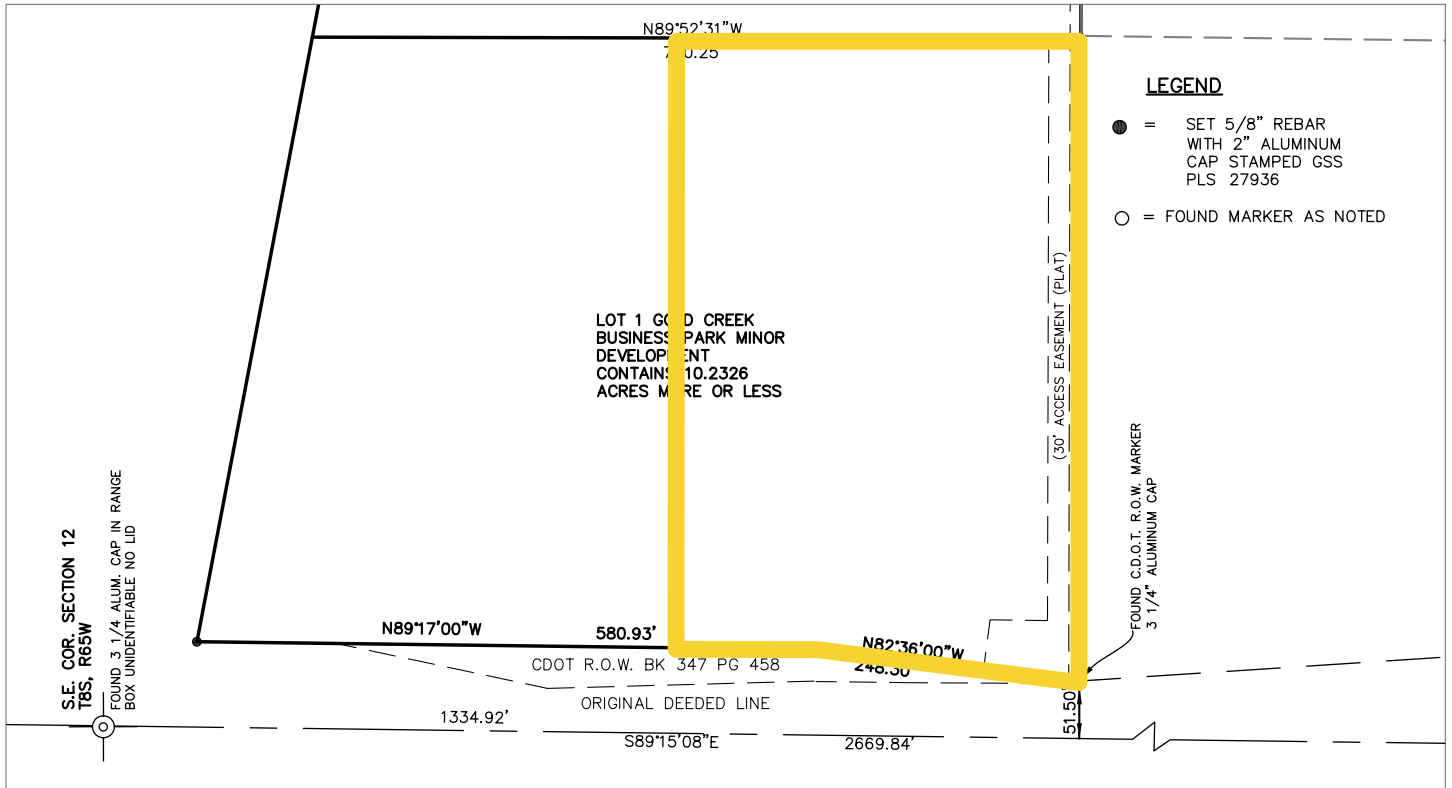
## PROPERTY FEATURES

- Prime 5.00 AC Development Site on State Highway 86
- Ideal Site for Gas Station (Westbound “Going to Work” Side)
- Across Highway 86 from Safeway Shopping Center
- Potential for Subdivision to Create Smaller Pad / Lot
- Direct Access from State Highway 86 with Good Visibility
- Less than 10 miles from the growing, amenity-rich towns of Franktown and Kiowa, Colorado
- For Additional Market Information Follow this Link:  
[Comprehensive Overview: Growth in Elbert County](#)

## PROPERTY DETAILS

LOT SIZE	±5.00 Acres m/l
PRICE	Contact Broker for Pricing
TAXES	\$18,043.00 (2024)
ZONING	Agricultural
USE	Development / Commercial
WATER / SANITATION	Well / Septic
GAS / ELECTRIC	Blackhills Energy / CORE
CITY / COUNTY	Elizabeth / Elbert
FRONTAGE	850' on State Highway 86

**SITE SURVEY**



**SITE AERIAL**



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