

COMMERCIAL LAND FOR SALE

PRIME ELBERT COUNTY DEVELOPMENT LAND

33325 COUNTY ROAD 37, KIOWA, CO 80117



TREVEY
COMMERCIAL
REAL ESTATE



BUSINESSES NEARBY:

- All American Propane
- Bumco Concrete
- Drill Tech
- Front Range Kubata
- Genesis RV
- Parker Port-a-Potty
- Potestio Brothers
- RV Trailers America
- Truckhugger

PROPERTY FEATURES

- ±53 Acres for Sale with Highway 86 Visibility
- Highly Visible Corner Location Offering 1,380' of Highway 86 Frontage
- Extensive Water Rights Delivered with Property
- Potential Owner Carry / Seller Financing Available
- Wide Range of Permitted Uses Allowed Under the Elbert County Economic Development Zone
- For Additional Market Information Follow this Link:
[Comprehensive Overview: Growth in Elbert County](#)
- Currently Zoned Agricultural with EDZ Zoning Overlay Opportunity:

Follow the links below for full zoning detail:



- [ELBERT COUNTY ZONING REGULATIONS](#)
- [ECONOMIC DEVELOPMENT ZONE \(EDZ\) OVERLAY](#)

PROPERTY DETAILS

LOT SIZE	53.259 Acres m/l
PRICE	\$3,400,000.00
TAXES	\$26.12 (2025)
ZONING	Agricultural with EDZ Overlay
USE	Commercial / Mixed-Use
WATER / SANITATION	Well / Septic
GAS / ELECTRIC	CORE / Black Hills Energy
CITY / COUNTY	Kiowa / Elbert
FRONTAGE	1,380' on State Highway 86

TREVEY COMMERCIAL

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This survey map depicts a rectangular 'SUBJECT PARCEL' with the following details:

- North Boundary:** A line bearing $N89^{\circ}51'56''E$ for 1346.30'. It features a 'NW COR, NE1/4, SEC. 13 FOUND ALUM MON. LS# 17650' at the west end and a 'NE COR, NE1/4, SEC. 13 FOUND ALUM MON. LS# 17650' at the east end. A 'FOUND #5 REBAR' is also marked on the east side.
- East Boundary:** A line bearing $S00^{\circ}12'29''W$ for 1319.59'. It includes a 'NE COR, SE1/4, SEC. 13 SET 3/4"x30"REBAR W/ 2-1/2" ALUM CAP LS# 30127' and a 'SE COR, SE1/4, SEC. 13 FOUND ALUM MON. LS# 6935'.
- South Boundary:** A line bearing $N76^{\circ}03'03''W$ for 1390.05'. It is labeled 'FENCE LINE ALONG NORTH R.O.W. LINE' and 'STATE HIGHWAY 86 (120' RIGHT-OF-WAY)'. A 'PLATEAU NATURAL GAS LINE EASEMENT RUNNING PARALLEL W/ THE SOUTH R.O.W. FENCE - WIDTH NOT SPECIFIED (BOOK 251, PAGE 216)' is shown. A 'SIGN W/ FLAGPOLE' is located near the southeast corner.
- West Boundary:** A line bearing $N00^{\circ}20'14''E$ for 1578.15'. It features a 'NW COR, SE1/4, SEC. 13 FOUND ALUM MON. LS# 6935' and a 'SW COR, SE1/4, SEC. 13 FOUND ALUM MON. LS# 6935'.
- Internal Features:** A 'POWER POLE (TYPICAL)' is located on the west boundary. 'OVERHEAD POWER LINE' are shown crossing the parcel. 'FENCE LINE (TYPICAL)' is indicated on both the north and east boundaries.
- Other Markers:** 'FOUND #5 REBAR' is marked on the west and south boundaries. A 'SE COR, SEC. 13 FOUND ALUM MON. LS# ILLEGIBLE' is noted at the bottom right.



*Information contained herein, while not guaranteed, is from sources believed reliable. Price, terms and information subject to change.
Please call to confirm current property status and accuracy of information contained herein.*