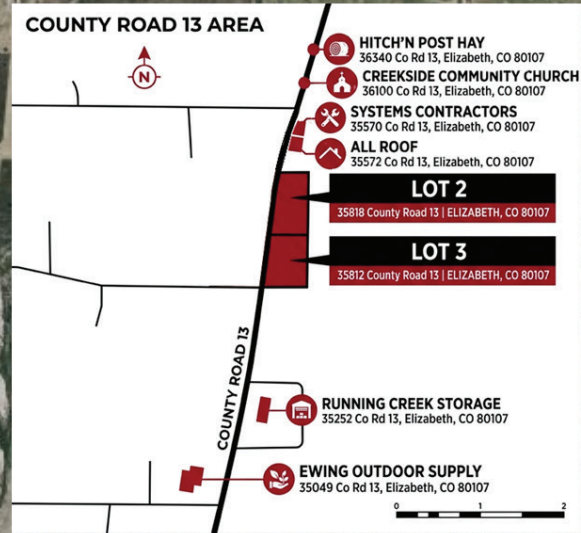
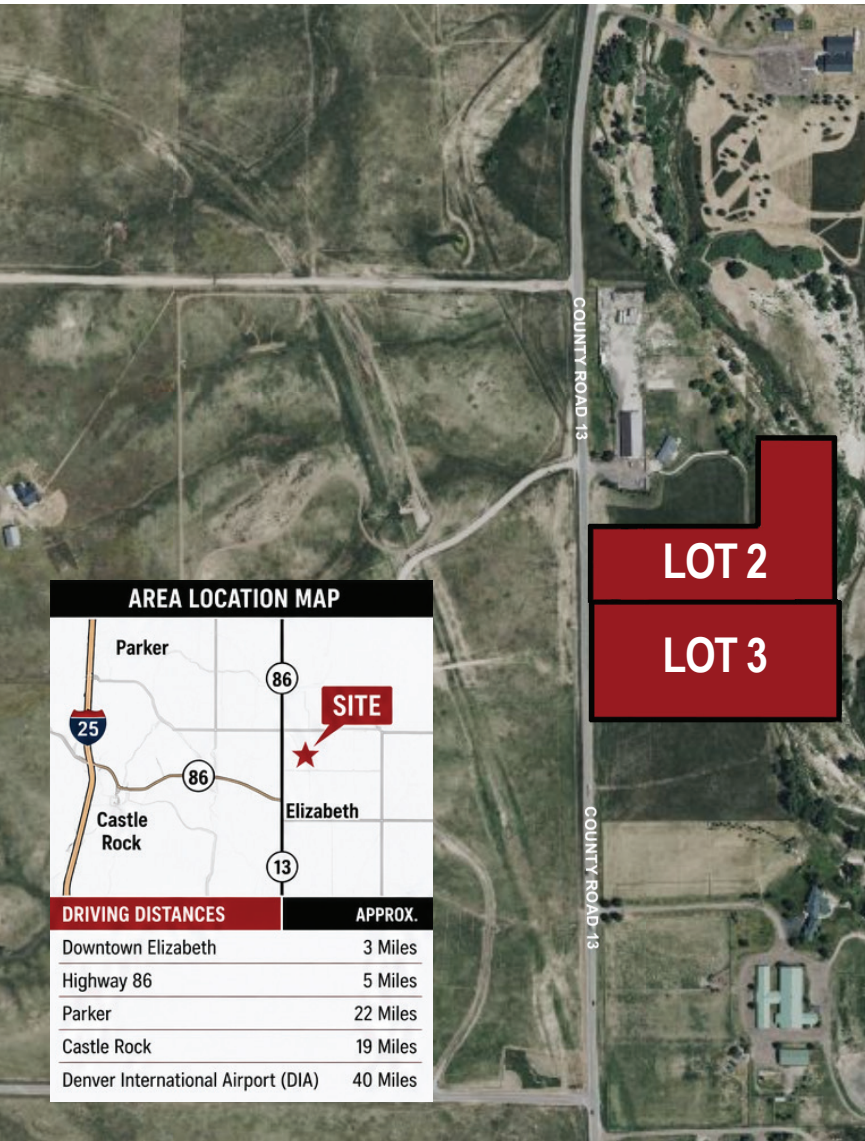


# COMMERCIAL LAND FOR SALE

# 35818 & 35812 COUNTY ROAD 13

ELIZABETH, CO 80107



**AREA LOCATION MAP**

**DRIVING DISTANCES**

	APPROX.
Downtown Elizabeth	3 Miles
Highway 86	5 Miles
Parker	22 Miles
Castle Rock	19 Miles
Denver International Airport (DIA)	40 Miles

**LOT 2**

**LOT 3**

## PROPERTY HIGHLIGHTS

- Two 5-acre Commercial lots/ Light Industrial
- Centrally located north of The Town Elizabeth in the fast-growing Elbert County corridor
- High-visibility location along County Road 13, offering excellent exposure
- Strategically positioned in the Elizabeth Growth Corridor with convenient access to Highway 86, Parker, and the expanding eastern Douglas and Elbert County markets
- Lower Elbert County property taxes
- Well permit in the Lower Dawson Aquifer
- 0.37 acre-feet of Lower Dawson water rights conveyed by Quit Claim Deed
- Well and septic to be installed by Buyer

## PROPERTY DETAILS

LOT SIZE:	±10.00 Acres m/l
PRICING:	Lot 2 \$655,000 ±5.01 acres-commercial  Lot 3 \$695,000 ±5.01 acres-commercial
USE:	Commercial/Light Industrial
TOPOGRAPHY:	Native/Natural Topography
WATER/ SANITATION:	Septic/Well
UTILITIES:	Electric (Core) Natural Gas (Black Hills)
CITY/COUNTY:	Elizabeth/Elbert

