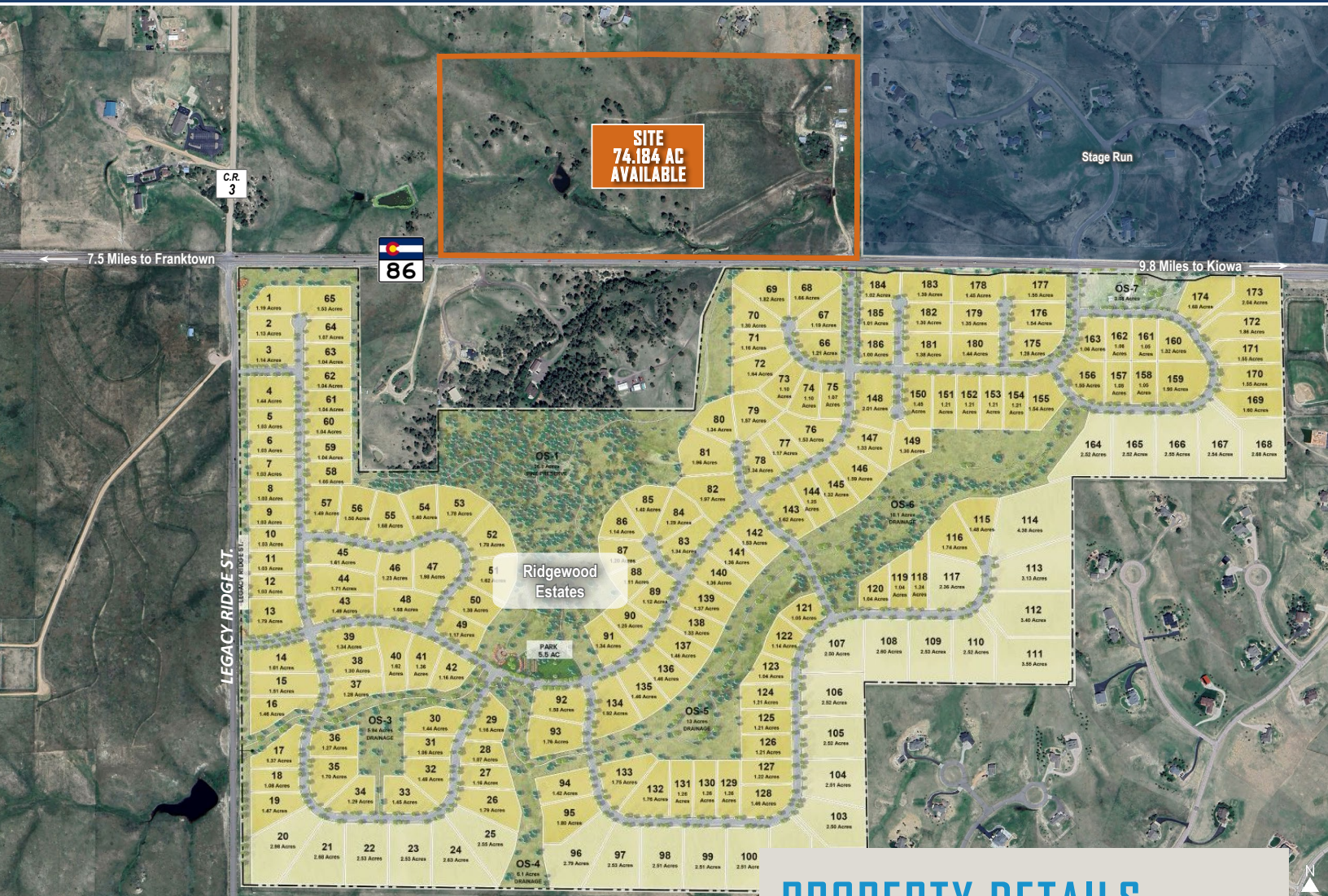


INVESTMENT / DEVELOPMENT LAND FOR SALE

74 ACRES HIGHWAY 86 - ELIZABETH

1223 STATE HIGHWAY 86, ELIZABETH, CO 80107

TREVEY
COMMERCIAL



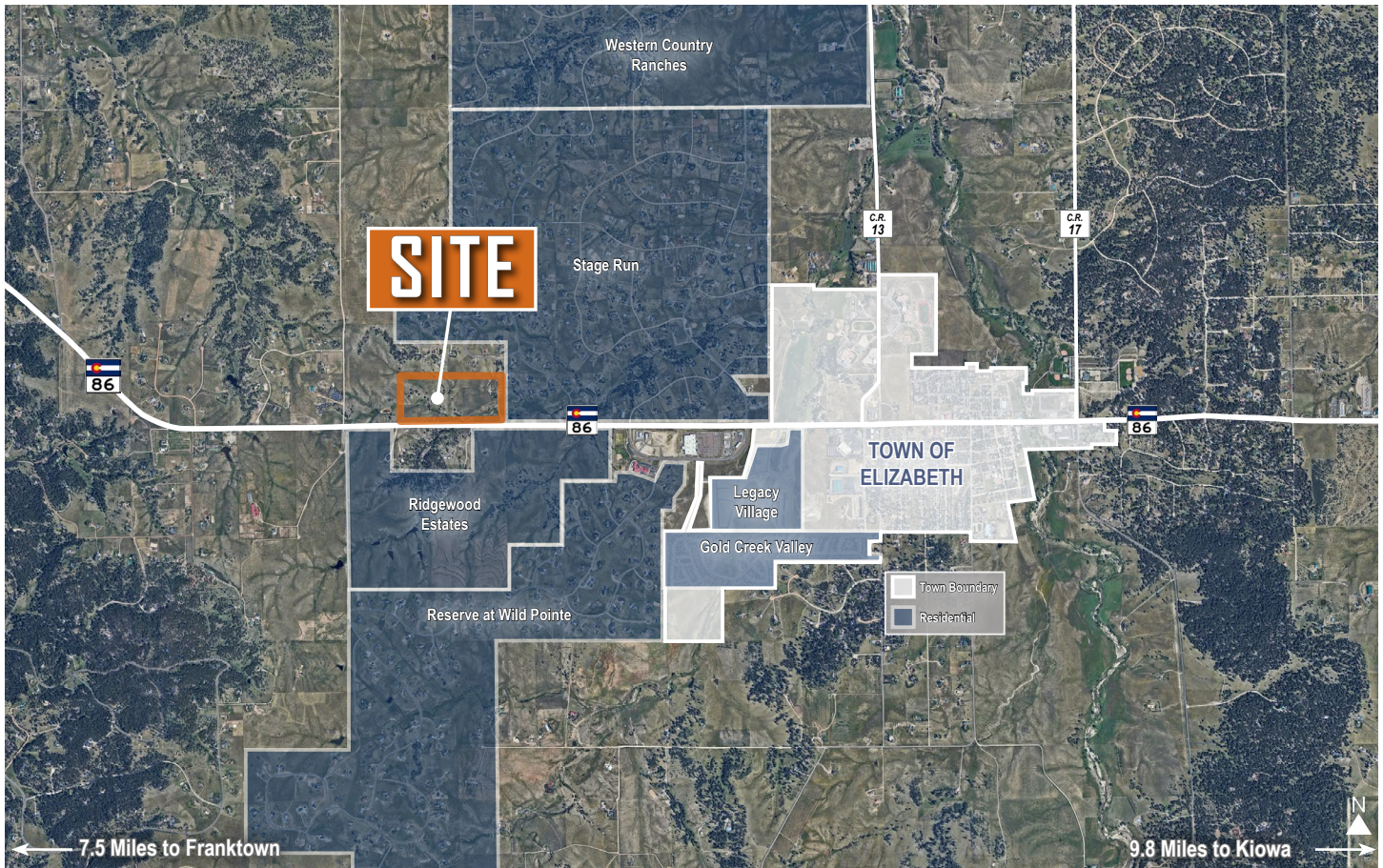
PROPERTY FEATURES

- Investment / Development Opportunity in Fast-Growing Elizabeth / Elbert County
- Less than 1 Mile to Wild Pointe Ranch Marketplace Featuring Walmart, McDonald's, Brakes Plus, Taco Bell, Auto Zone, Murphy Oil Convenience Station and More!
- Great Potential for a Mixed-Use Master Planned Community
- Level Grade Along SH 86 for Easy Access Improvement
- Existing Home, Barn and Well for Possible Interim Rental / Occupancy
- For Additional Market Information Follow this Link:
[Comprehensive Overview: Growth in Elbert County](#)

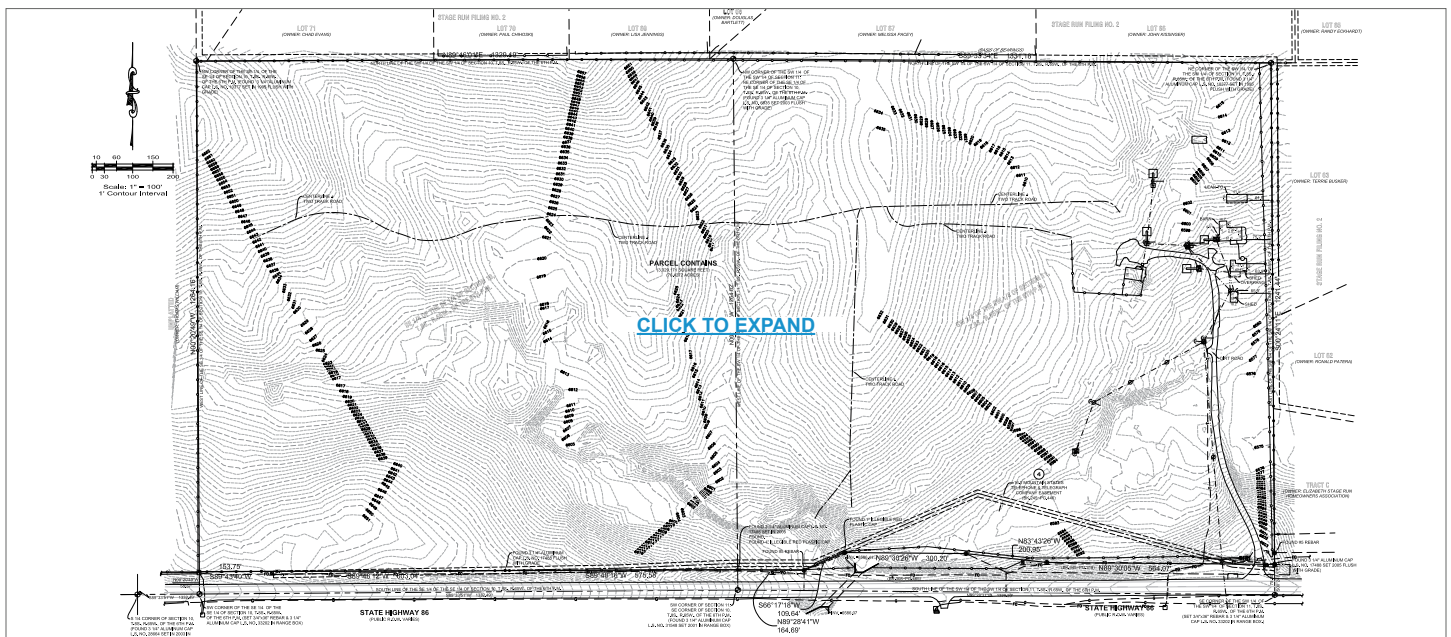
PROPERTY DETAILS

LOT INFORMATION	74.184 Acres m/l
PRICE	\$2,967,360.00 (\$40,000.00 / Acre)
PROPERTY TAXES	\$5,202.36 (2025)
ZONING	Agricultural
WATER / SAN	Well / Septic (Potential Future Connection to Municipal Services)
CITY / COUNTY	Elizabeth / Elbert
FRONTAGE	2,670' Along Highway 86
ACCESS	Existing SH 86 Driveway with Potential 2nd Access

REGIONAL AERIAL



ALTA SURVEY



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