

PRIME ELIZABETH HARD-CORNER DEVELOPMENT LAND HWY 86 & CR-17

LOCATED WITHIN EDZ OVERLAY DISTRICT WITH WIDE ARRAY OF POTENTIAL COMMERCIAL USES

ELIZABETH · CO

←← DOWNTOWN
ELIZABETH



12,835
VEHICLES
PER DAY



CR17

navpoint
REAL ESTATE GROUP



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Property Overview

Property Address	HWY 86 & CR-17 Elizabeth, CO
Property Type	Land
Transaction Type	Development
Sale Price	\$2,175,000 (\$10.23/PSF)
Site Size	4.88 Acres
Zoning	Residential/Commercial (EDZ Overlay District)
APN/Parcel	8417203011



PROPERTY HIGHLIGHTS

- High-visibility hard-corner land opportunity in Elizabeth's prime retail corridor
- Located within the EDZ Zoning Overlay District, permitting a broad range of uses including RV and equipment storage, retail, restaurant, office, light industrial/manufacturing, and single-family or multi-family residential
- Versatile investment opportunity positioned to benefit from continued growth in the Elizabeth community



Location Overview

“ELIZABETH HAS SEEN MORE THAN 80%
POPULATION GROWTH SINCE 2020”

-WESTWORD



Location Overview



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	6,460	54,678	94,446
Current Year	6,414	54,107	92,178
Growth 2025-2030	.7%	1.1%	1.9%
Average Age	42	38	38
Average Household Income	\$58,600	\$50,400	\$50,600

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