

FOR SALE
\$1,150,000.00



Holly Acres Nursery, the current, long-time operator, is willing to negotiate to remain as a tenant.

Mixed-Use Retail on Busy Highway 86

Industrial - Outside Storage

[Land Use Table](#)
(Click for link)

ELIZABETH, COLORADO 80107

5 Acres with Multiple Buildings for Sale

This property has been the home of The Holly Acres Nursery for many years. Zoned in Elbert County for Commercial uses, including outside storage. The property is located approximately two miles east of Downtown Elizabeth.

LOT SIZE:	5 Acres
COUNTY:	ELBERT
CITY:	ELIZABETH
ADDRESS:	5403 State Highway 86
PARCEL NUMBER:	84-09300442
TAXES:	\$8,345.08 (2024)
ZONING:	<u>Commercial - Elbert County</u>
WATER:	Well - Permit #22555
SEWER:	Septic
ELECTRIC:	Core Electric
GAS:	Black Hills Energy

IMPROVEMENTS

Main Utility / Retail Building

Constructed in 2021
5,000 square feet (4,000 sf (50' x 80') and +/- 1,000 sf mezzanine)

Large Greenhouse

Constructed in 2021
2,982 square feet (71' x 42')

Work Shed

4,000 square feet (40' X 25')

Outbuildings / Greenhouses

9 small greenhouse structures +/- 900 square feet each

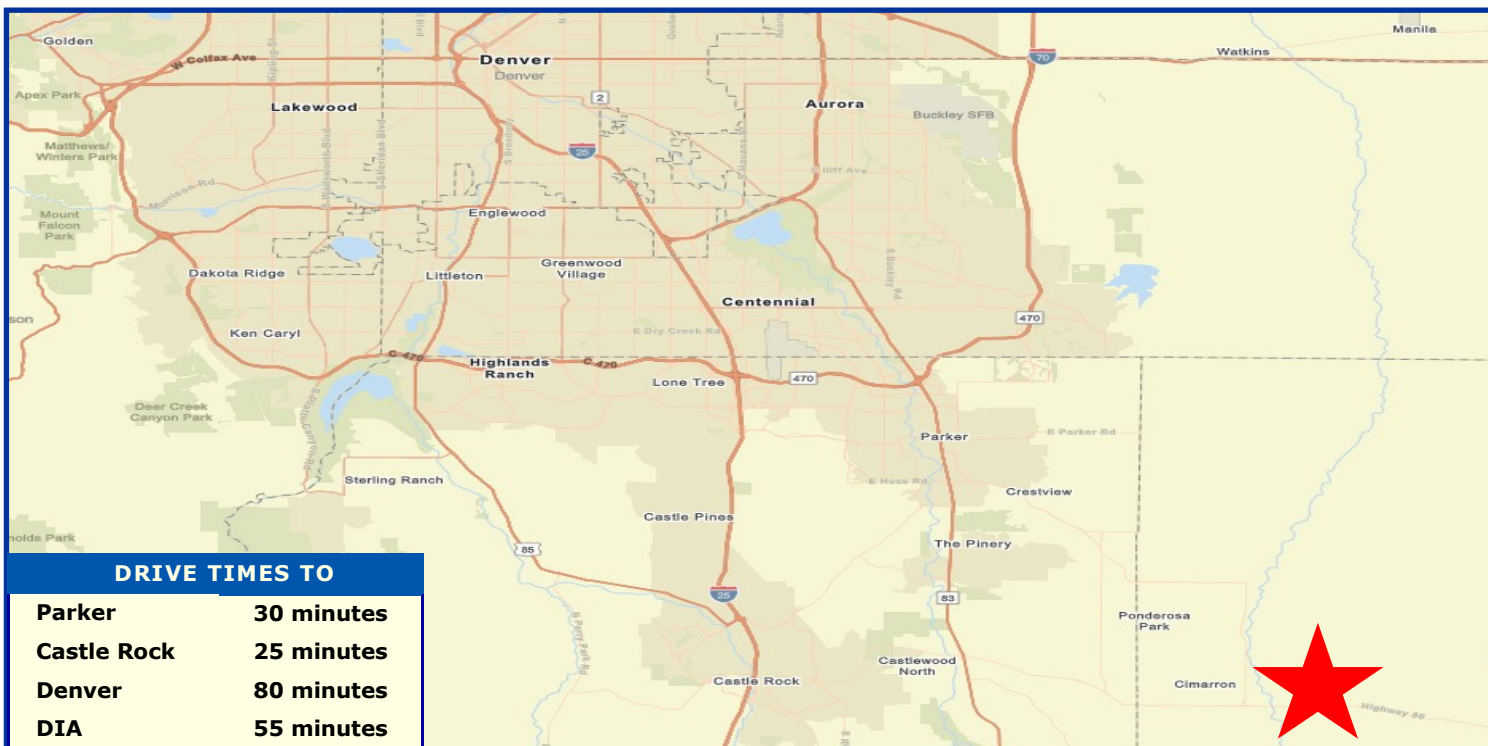
John V. Propp, President/CCIM * 303-692-1816
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Greenwood Village, CO 80111

learn more at www.JohnProppCommercial.com



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Elizabeth is currently growing at a rate of 10.13% annually. Elbert County's estimated 2024 population is 29,770 with a growth rate of 3.35% in the past year according to the most recent United States census data. Elbert County is the 21st largest county in Colorado. The Colorado State Demography Office projects that Elbert County's population will grow to 37,673 by 2050. This is based on an average annual population growth of 1.4% over the next 30 years.

Nearby Residential Developments

- **Gold Creek Valley:** Gold Creek Valley, by Lennar Homes, is a master planned community of 341 single-family homes. Residents have access to an abundance of recreation and entertainment including on-site walking and biking trails, park and playground, as well as the nearby Castlewood Canyon State Park. Homes prices range from \$521,900 to \$657,900.00
- **Fox Hill:** Fox Hill is Douglas County's newest custom home development, offering true Colorado country estate living is nestled in the rolling hills west of Elizabeth - 93 custom home sites. Finished homes prices range from \$1.50M to \$2.50 Million.
- **Wild Pointe Ranch:** Wild Point Ranch nestled in the charming farming community of Elizabeth, is known for country living. This is a place where you will enjoy amazing sunsets, fresh air, abundant wildlife, plus a great selection of new homes from multiple builders. The wide open spaces are complimented by horse trails, over 1,000 acres of unspoiled natural acreage, and five-acre horse-friendly home sites. Wild Pointe Ranch mirrors Colorado's lifestyle perfectly.
- **Elizabeth West:** Elizabeth West is a proposed master-planned residential community that was annexed into the Town of Elizabeth in 2019. The Planned Unit Development (PUD) was submitted for approval in December 2020 for 950 residential units, including single-family and townhomes.

Nearby Commercial Projects

- **Wild Point MarketPlace:** The Wild Point MarketPlace is a Commercial Development bringing National names to Elizabeth. Walmart Super Center, McDonalds, Taco Bell, Murphy USA and Anytime Fitness to name a few. Located 3 miles west.
- **Safeway Grocery Center with Gas:** The Safeway Grocery Center includes True Value Hardware, a Sonic Drive In and a neighboring Big R Store.

Nearby Amenities

Whispering Pines Park - Casey Jones Park

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

