

4.6 Acre Site in Elizabeth For Sale

5403 Hwy 86, Elizabeth, CO 80107



For Sale: \$1,495,000

PROPERTY OVERVIEW

Building SF:	4,000± SF
Lot Size:	4.6± Acres
YOC:	2023
Parking:	Abundant
Zoning:	Commercial w/ EDZ Overlay
Taxes:	\$8,440.32 (2024)
Permitted Uses:	Nursery, RV Storage, Mini-Storage, Auto, RV/Boat Sales & Service, Livestock Feed Store, Retail, Veterinary Hospital, Gas Station, Daycare, plus others.

PROPERTY NARRATIVE

Located 1¾ miles east of Elizabeth, Colorado on State Hwy 86, this 4.6 acre site is currently the home to the Holly Acres Nursery and Garden Center. The site has numerous structures which includes: 1) 4,000 SF Sales Center, 2) 2,982 SF Steel-Framed Greenhouse, 3) 10 Smaller Greenhouses, 4) 1,000 SF Utility Building. The property currently has RV Storage businesses located on both sides. There are two wells and a septic located on the site.

Click Drone Icon For Aerial Video

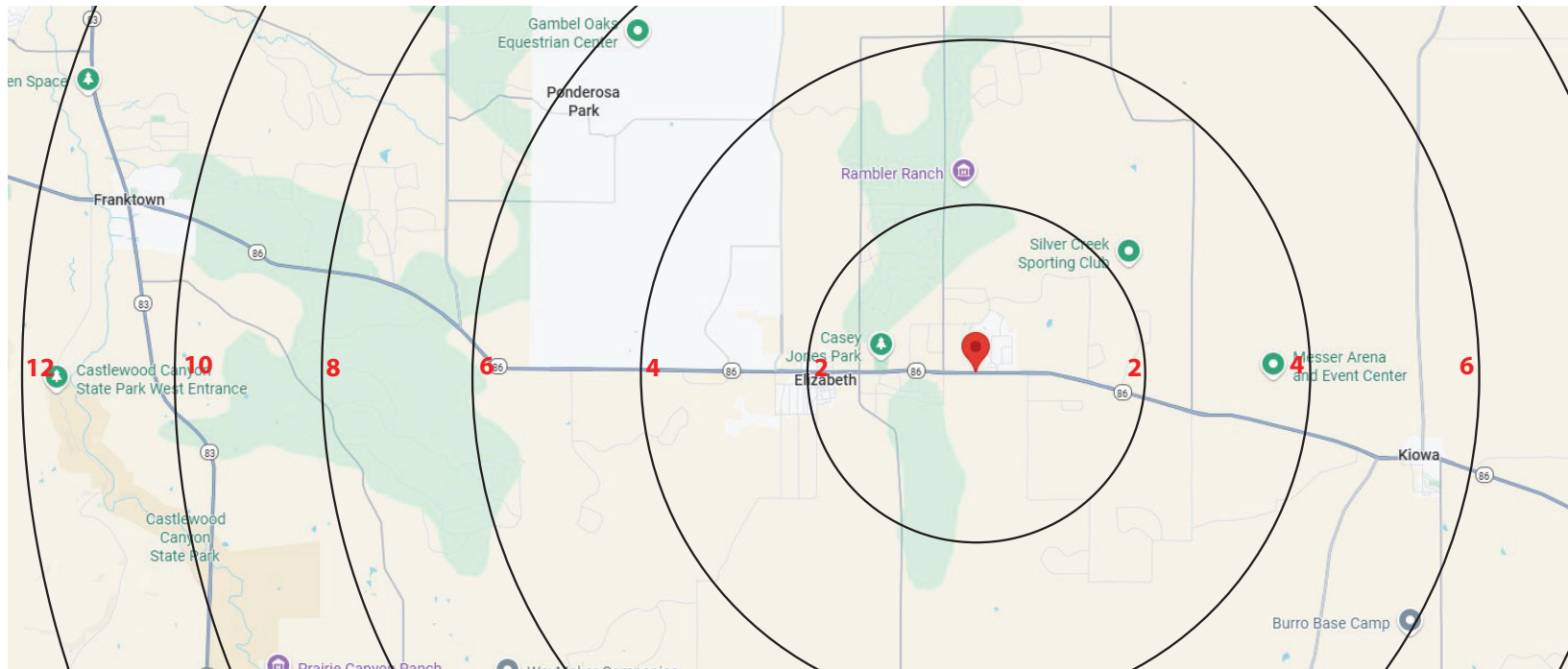




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DEMOGRAPHICS



Population

1 Mile

1,190

3 Miles

5,497

5 Miles

9,979



Households

425

2,009

3,657



Median HH Income

\$124,278

\$118,181

\$118,659



Median Age

47.90

46.40

47.40



Traffic

4,729 vpd - Hwy 86 @ Co. Rd. 21 (2025)

Source: CoStar 2025

The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.