

# LAND PARCELS FOR SALE

// 0 Market Place, Limon, CO 80828



**cameronbutcher**  
COMMERCIAL REAL ESTATE



## OFFERING SUMMARY

Total Size:	137.34 acres (12 parcels)
Individual Parcels:	Ranges from 1.04-24.93 acres
Zoning:	Mixed use, commercial and retail
Price / SF:	See Agent

## PROPERTY OVERVIEW

Prime Location at the Hub of the Eastern Colorado Road System. Highways I-70, US 24, 40, 287, and state Hwy 71 all converge in Limon. Highway 24 leads directly to Colorado Springs, I-70 links Denver and Kansas City, and US 287 goes on to Amarillo and Rapid City.

The Federal Government and State of Colorado have focused many capital improvements and financial incentive programs to encourage the roadway access and economic development of the area. The programs include:

- State of Colorado East Central Enterprise Zone
- Part of the Prairie Development Corporation, Economic Development Area
- Located on the Heartland Expressway Corridor program
- Located on Port to Plains Corridor
- I-70 Port of Entry Scales
- Water/Sewer: Limon/Limon • Electricity: Mtn. View Rural Electric Assoc.
- Natural Gas: Aquila
- Cable: Champion Cable Company

### SAM CAMERON

719.309.0972

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CameronButcher Commercial Real Estate

PO Box 1415 | Colorado Springs, CO 80901

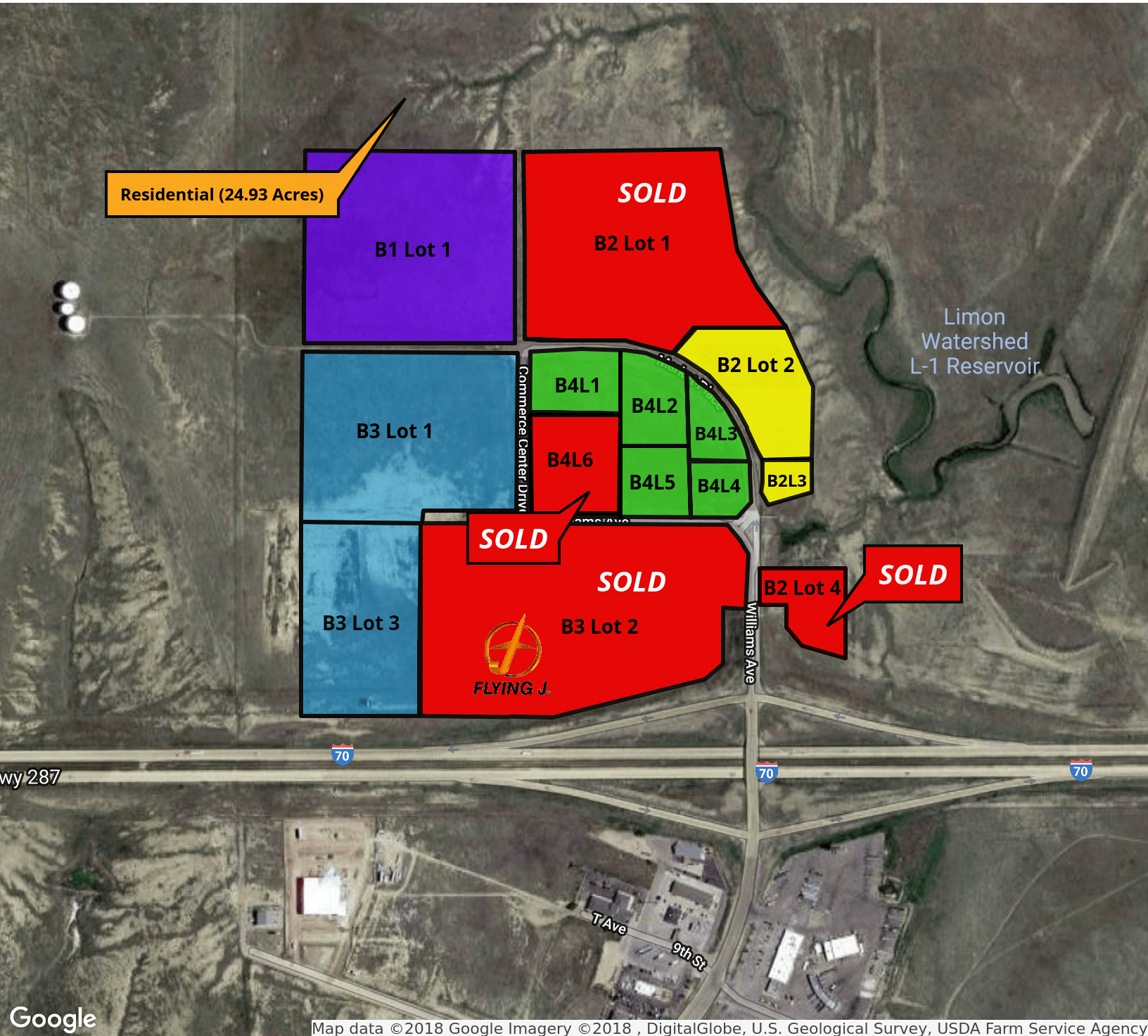
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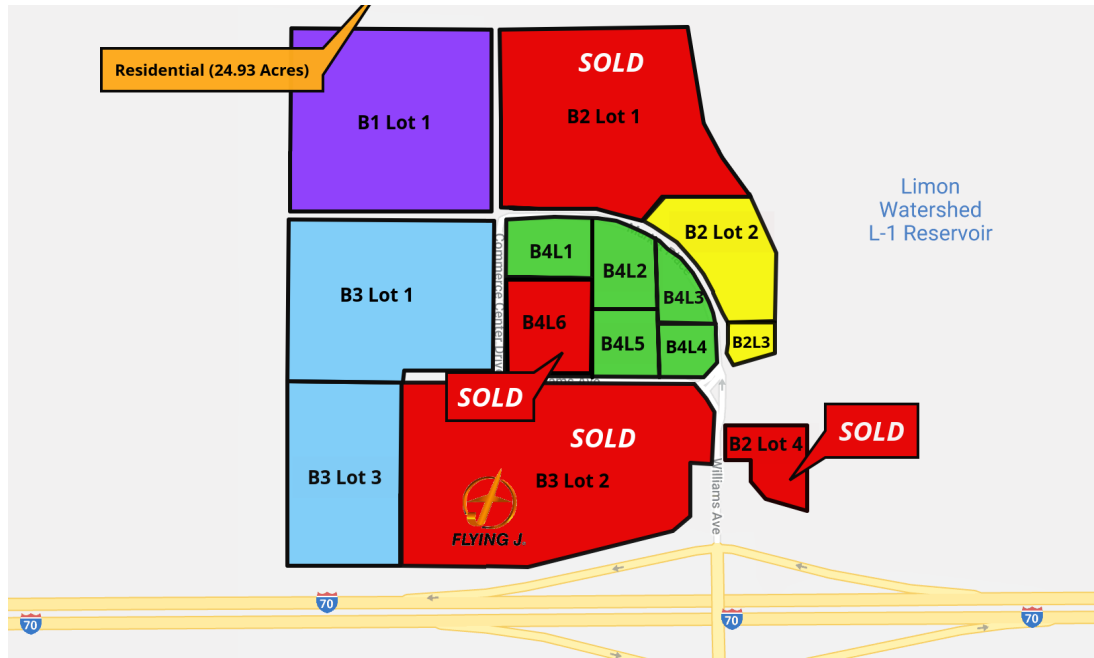
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LOT #	SIZE	SALE PRICE	STATUS
1 Block 1	20.64 Acres	See Agent.	Available
1 Block 2	15.56 Acres	<b>SOLD</b>	<b>SOLD</b>
2 Block 2	4.98 Acres	See Agent.	Available
3 Block 2	1.04 Acres	See Agent.	Available
4 Block 2	3.162 Acres	<b>SOLD</b>	<b>SOLD</b>
1 Block 3	18.16 Acres	See Agent.	Available
2 Block 3	25.53 Acres	<b>SOLD</b>	<b>SOLD</b>
3 Block 3	11.13 Acres	See Agent.	Available
1 Block 4	2.20 Acres	See Agent.	Available
2 Block 4	2.11 Acres	See Agent.	Available
3 Block 4	1.08 Acres	See Agent.	Available
4 Block 4	1.35 Acres	See Agent.	Available
5 Block 4	1.88 Acres	See Agent.	Available
6 Block 4	3.59 Acres	<b>SOLD</b>	<b>SOLD</b>
Residential - north of lots	24.93 Acres	See Agent.	Available

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## SALE HIGHLIGHTS

- Government approvals in place
- Zoned for mixed use, commercial and retail
- Great Visibility to east & west bound I-70 traffic
- Utilities to site
- Property south of I-70 is fully developed with a truck stop, McDonalds, Arby's, 6 hotels and a bank.

## LOCATION OVERVIEW

These parcels are located in Limon, Colorado at the hub of the Eastern Colorado Road System Highways.

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