

\$2,200,000 - 39833 Transition Ter, Elizabeth

MLS® #3980635

\$2,200,000

Bedroom, Bathroom,
Land on 40.57 Acres

Swift Creek Farms, Elizabeth, CO

Welcome to an exceptional opportunity in one of the most scenic and serene settings in the heart of Elizabeth. This sprawling 40.57-acre parcel of unimproved land offers endless potential for development, investment or the creation of your dream estate. With gently sloped terrain allowing for multiple building envelopes, you can enjoy the wide open skies and countryside views from many different vistas. The property is a true blank canvas ready for your vision.

Prime opportunity within Elbert County's Economic Development Zone (EDZ) Overlay- this property offers a streamlined path from agricultural to commercial use, streamlining the traditional rezoning process. It is located along a major transportation corridor, providing excellent visibility and access, ideal for commercial, potential light industrial, or agriculture ventures. Benefit from a simplified development process with administrative review and Board approval, all while adhering to county standards for infrastructure and community compatibility. Unlock the potential of this strategically positioned parcel in a business-friendly environment.

This land is ideal for equestrian use, agricultural ventures, or the development of multiple custom home sites. The lot is easily accessible via well-maintained roads, and utilities are nearby-making future connections more convenient (buyer to verify availability). Surrounded by peaceful rural beauty, yet within close proximity to nearby towns and



amenities, this property offers the perfect balance of seclusion and accessibility. Rarely does such a large and versatile parcel become available in such a desirable area. Whether you're an investor, developer, or someone looking to create a private retreat, this land is ready to bring your vision to life. Lot lines are approximate and used for visual purposes only.

Essential Information

MLS® #	3980635
Price	\$2,200,000
Acres	40.57
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	39833 Transition Ter
Area	Elizabeth
Subdivision	Swift Creek Farms
City	Elizabeth
County	Elbert
State	CO
Zip Code	80107

Amenities

Utilities	Electricity Available
Garages	None
View	Plains View

Exterior

Lot Description	Rolling Slope, Meadow
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School Information

District	Elizabeth C-1
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Additional Information

Days on Market 152

Zoning A

Listing Details

Listing Office Price & Co. Real Estate

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