

\$795,000 - 33440 State Highway 94, Yoder

MLS® #9056054

\$795,000

4 Bedroom, 3.00 Bathroom, 2,312 sqft

Residential on 40.00 Acres

None, Yoder, CO

Exciting Work-Live Opportunity on 40 Acres with County-Approved Businesses & Residences! Most importantly, this property already holds an official Administrative Determination from the El Paso County Planning Department, confirming legal non-conforming status. This means that the three residences, as well as the existing businesses in place, are all county-approved-providing peace of mind, stability, and a rare turnkey opportunity for the new owner. This work-live property presents an exciting chance to bring entrepreneurial dreams to life! Nestled on 40 acres along prominent Hwy 94, it offers high visibility and easy access, perfect for drawing customers. Currently home to Big Joe's Feed Store, a propane station, and retail storefront, the property provides an established base for immediate revenue. With three residences on-site-from a cozy 924 sq. ft. home to a spacious 2,132 sq. ft. residence-you'll have options to live on-site, accommodate family, or generate rental income. The property also includes a 5-car drive-thru garage, 2-car carport, well house, sheds, and 34 rentable storage units ranging from 50-200 sq. ft., all offering additional income potential with minimal overhead. A massive 7,200 sq. ft. barn further supports agricultural or business operations. With its prime location, county-approved status, multiple income streams, and versatile infrastructure, this property is a rare opportunity to create a



thriving business hub while enjoying the flexibility of residential living-all on one expansive piece of Colorado land!

Built in 1997

Essential Information

MLS® #	9056054
Price	\$795,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Square Footage	2,312
Acres	40.00
Year Built	1997
Type	Residential
Sub-Type	Residential-Detached
Style	Ranch
Status	Active

Community Information

Address	33440 State Highway 94
Area	Yoder
Subdivision	None
City	Yoder
County	El Paso
State	CO
Zip Code	80864

Amenities

Utilities	Electricity Available, Propane
Parking	Oversized
# of Garages	5
Garages	Detached
View	Mountain(s)

Interior

Interior Features	Study Area, Pantry
Appliances	Dishwasher, Refrigerator, Microwave

Fireplace	Yes
Fireplaces	Single Fireplace
# of Stories	1
Stories	One

Exterior

Lot Description	Level
Roof	Metal
Construction	Other

School Information

District	Miami Yoder 60-JT
Elementary	Miami Yoder
Middle	Miami Yoder
High	Miami Yoder

Additional Information

Days on Market	14
Zoning	A-35

Listing Details

Listing Office	Compass - Denver
----------------	------------------

Information source: Information and Real Estate Services, LLC. Provided for limited non-commercial use only under IRES Rules. © Copyright IRES. Information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Information deemed reliable but not guaranteed by the MLS.

Listing information last updated on October 31st, 2025 at 6:05am MDT