



±12 ACRES
LIMON, CO 80828

Lot Size
522,720 SF (12 acres)

Sale Price
\$685,000.00 (\$1.31/SF)

COMMERCIAL ZONED LAND FOR SALE OFF MULTIPLE HIGHLY TRAFFICKED HIGHWAYS

- Excellent visibility to both Eastbound and Westbound I-70
- Opportunity Zone Land | Zoned: Commercial (CH-1)
- Exit 359 is fully developed with 2 truck stops, restaurants, six hotels and a bank
- Major Eastern Colorado Highway Hub

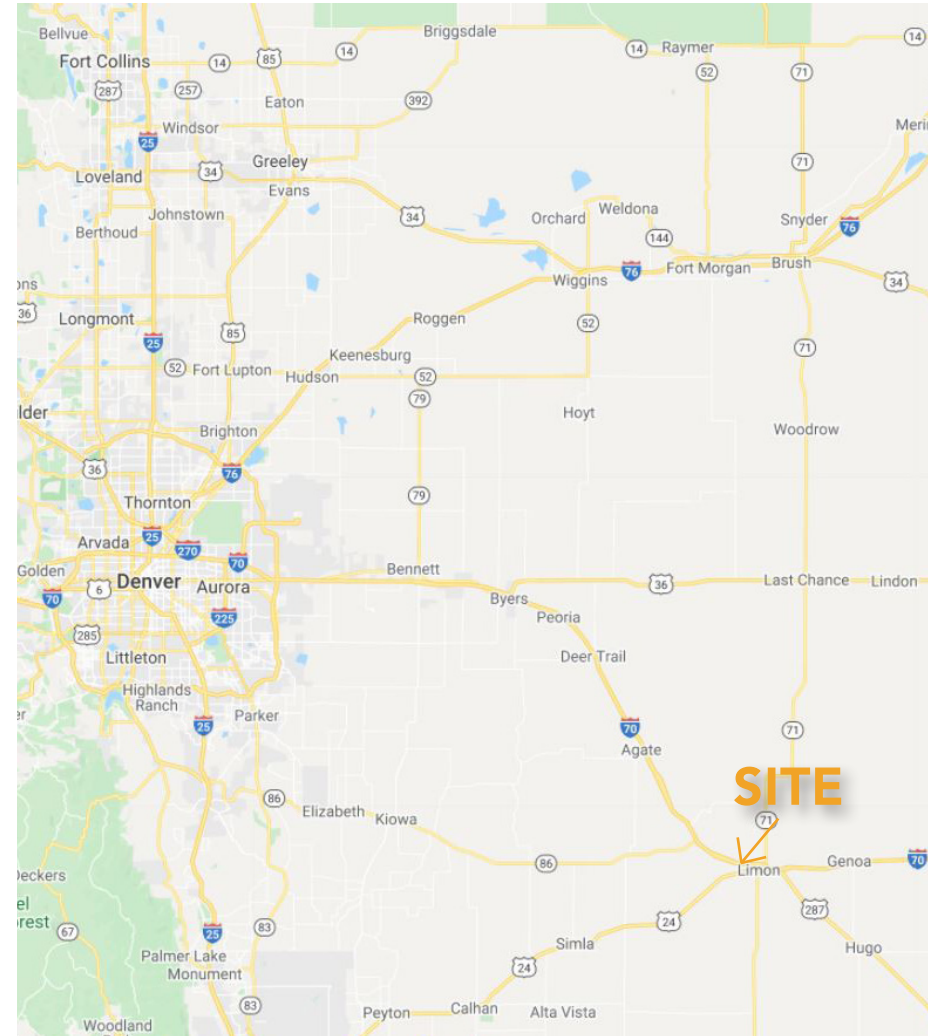


PROPERTY DETAILS

- Opportunity Zone Status
- State of Colorado Enhanced Rural Enterprise Zone
- Part of the Prairie Development Corporation Economic Development Area
- Located on the Heartland Expressway Corridor Program
- Located on the Port to Plains Corridor
- I-70 Port of Entry Scales
- Limon has received Foreign Trade Zone Designation



REGIONAL MAP



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