

±1.61 Acres in Limon Colorado

LIMON, COLORADO 80828

Sale Price: \$200,000.00

Price per SF: \$2.85

Zoned: Commercial (CH-1)

- Great Visibility to both east-bound and westbound I-70
- Opportunity Zone Land
- Exit 359 is fully developed with 2 truck stops, McDonalds, Taco Bell, Arbys, Dennys, I-Hop, 6 hotels and a bank
- Major Eastern Colorado Highway Hub:



Excellent development opportunity at the Hub of the Eastern Colorado Highway system. I-70, US-24, US-40, US-287 and Colorado State Highway 71 all converge in Limon. I-70 links Denver and Kansas City, Highway 24 leads directly to Colorado Springs, and US 287 is the main highway connecting Texas to the Rockies.

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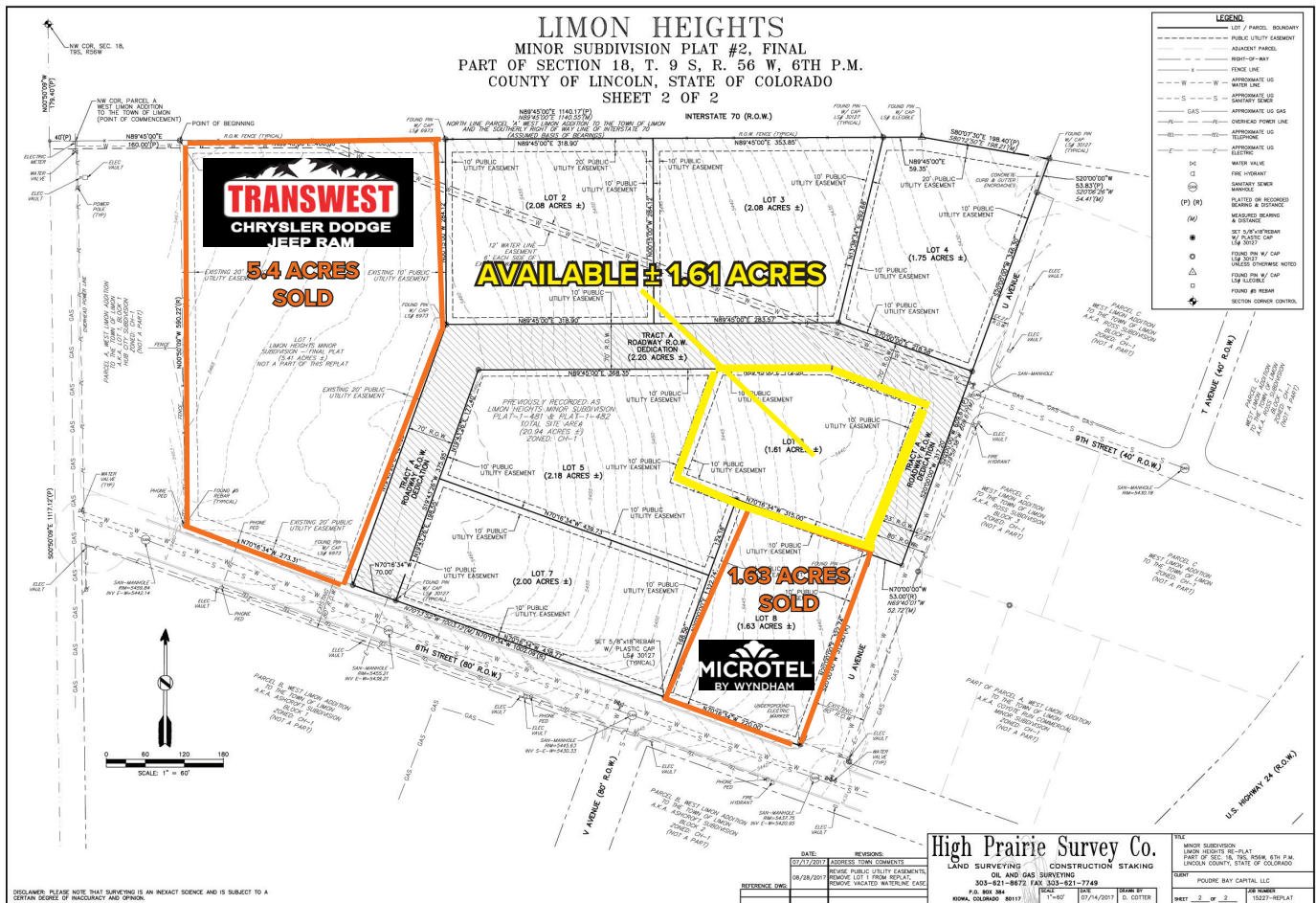
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- Opportunity Zone Status
- State of Colorado Enhanced Rural Enterprise Zone
- Part of the Prairie Development Corporation Economic Development Area
- Located on the Heartland Expressway Corridor Program
- Located on the Port to Plains Corridor
- I-70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



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