

357 WEAVERVILLE ROAD, DIVIDE, COLORADO 80814



#### Overview

Level land on US HWY 24 available for sale. This parcel is located in an area housing multiple Teller County government buildings and could be a great location for a business that works closely with government entities. The agricultural zoning will likely need to be changed to allow for construction.

### **Property Details**



Sales Price \$350,000



**Lot Size** 1.25 Acres



**Zoning** A-1

Rev: August 14, 2025



#### Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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## **DEMOGRAPHICS**



1,717 Population



Average Household Size

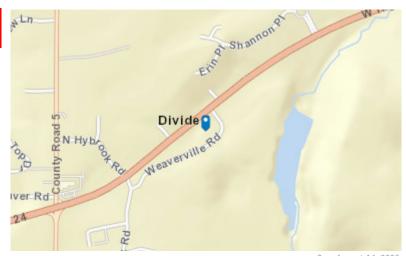




Median Household Income

# TRAFFIC COUNT

Nearest Cross Steet	VPD	Distance (mi)
Hybrook Rd	17,000	0.3
Longbow Dr E	9,500	1.1
Robinhood Dr	10,000	1.2
Tranquil Acres Rd	19,000	1.7
Elk Valley Rd	5,100	1.7



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