



# THE SALT FLATS PROJECT

450–28 Road, Grand Junction, Colorado

One of Grand Junction's most significant residential developments is underway directly across from the subject property — creating a rare commercial opportunity at the edge of an emerging neighborhood.

<b>21.78</b>	<b>324–550</b>	<b>144</b>	<b>62</b>	<b>2026</b>
Total Acres	New Homes	Apartments	Senior Units	Construction Begins

## PROJECT OVERVIEW

The **Salt Flats Project** is a major public-private mixed-use residential development transforming 21.78 acres at the northeast corner of Grand Avenue and 28 Road in Grand Junction. Once a long-vacant, underutilized parcel, the site is being converted into a complete neighborhood featuring hundreds of homes, apartments, and community amenities.

The City of Grand Junction purchased the site for \$3.2 million, funded through a combination of a **\$2.2M Proposition 123 Land Banking Grant** and a **\$2M "More Housing Now" infrastructure grant**. Phase 1 infrastructure — roads, water, sewer, storm drainage, and utilities — began in August 2025 and is expected to be complete by late 2025, clearing the way for vertical construction in 2026.

## RESIDENTIAL COMPONENTS

### Homeownership — Rural Homes

Rural Homes, a nonprofit workforce housing developer, will deliver **48 for-sale homes** (10 single-family + 38 duplexes) priced from approximately \$225,000–\$349,000, targeting households earning up to 100% AMI. Homes are deed-restricted for long-term affordability. **Construction begins 2026; occupancy 2027.**

### Vertikal Design + Development

Vertikal is developing approximately **43 additional for-sale homes** — a mix of townhomes and detached single-family homes including 21 deed-restricted affordable/workforce units at or below 100% AMI. Completion targeted Winter 2027.



variety of housing types, with both alley-loaded and configurations that create a dynamic and visually appealing neighborhood. They are also exploring the integration of **scale family home childcare centers within a few**

*Rural Homes at Salt Flats — artist rendering*

### Rental Apartments — The Ascent at Salt Flats (Brikwell)

Brikwell, serving as **Master Developer and Master Planner**, will build the **Ascent at Salt Flats**: a 144-unit affordable rental community offering studios through four-bedrooms, serving households at 30–70% AMI. The Ascent includes an on-site **Early Childhood Education Center** (3,100 SF, up to 60 children) developed with Wildflower Montessori. **Groundbreaking Q2 2026; completion Q4 2027.**

2/16/26, 9:05 AM

Salt Flats Project | Engage GJ



The **Ascent at the Salt Flats**, a new 144-unit affordable rental housing community designed for individuals and families across a range of incomes is being planned as part of the Salt Flats Project. Located within the 21.78-acre Salt Flats Master Plan, the project will provide a diverse mix of studios through four-bedroom units serving households between **30%–70% of Area Median Income (AMI)**, with a community average of 58% AMI. See "[Affordability at the Salt Flats](#)"

*The Ascent at Salt Flats — artist rendering*

### Senior & Veteran Housing — Haven at Salt Flats (VOA/MGL)

Volunteers of America and MGL Partners are developing **62 apartments for seniors (55+) and veterans** on 2.91 acres in the northwest corner. Thirteen units are reserved for veterans through the VA Supportive Housing (VASH) program. Households served earn up to 60% AMI. **Groundbreaking Winter 2027; move-in Spring 2028.**

*Haven at Salt Flats — artist rendering*

## SITE MASTER PLAN

meeting federal safety standards.

Grand Junction, like many communities in the West, has a history of uranium milling and mill tailings deposits. Through the federal **Uranium Mill Tailings Remedial Action (UMTRA) Program**, contaminated soils across the valley were identified, excavated, and hauled to permanent disposal sites. These efforts ensured that properties could be certified safe for reuse, protecting both residents and future development. The Salt Flats site is one of the many properties that went through this process and received federal clearance.

### Groundwater Investigation

The City also collected and tested groundwater samples from monitoring wells across the property. The results found only **very low levels of petroleum-related compounds**, well below state safety standards. This confirmed there are **no significant impacts to groundwater quality** at the site.

### Gamma Radiation Survey

Because of Grand Junction's history with uranium milling, the City conducted a **surface gamma radiation survey**. Using a grid system and sensitive detection equipment, experts walked the site to measure radiation levels. All readings were below background levels typical in Colorado, meaning there is **no elevated radiation risk** and the site is safe for housing.

*Master Plan — Salt Flats Site, 450-28 Road, Grand Junction, CO | Source: City of Grand Junction / EngageGJ*

## WHY THIS MATTERS FOR COMMERCIAL USERS

When fully built out, the Salt Flats Project will introduce **hundreds of new households** within walking and short driving distance of surrounding commercial parcels. This level of residential density — concentrated in a single neighborhood over a relatively short development window — creates immediate, durable demand for everyday goods and services.

- Hundreds of new households driving daily spending
- Increased daily vehicle trips along 28 Road and Grand Avenue
- ■ ■ ■ ■ Mix of families, workforce adults, seniors, and veterans
- On-site early childhood center draws working parents daily
- Proximity to VA, grocery, schools, and new Recreation Center

### Ideal Uses for Adjacent Commercial Sites



Quick-Service  
Restaurant



Drive-Thru Coffee



Fuel Station /  
C-Store



Car Wash / Auto Service



Pharmacy / Medical Office



Dental Office



Childcare Center



Fitness Facility



Financial Institution

## PROJECT TIMELINE

Phase	Description	Timeline
<b>Phase 1 Infrastructure</b>	Roads, water, sewer, electrical, storm drainage along 28 Road and Grand Avenue corridors	Aug 2025 – Late 2025
<b>Rural Homes Homeownership</b>	48 for-sale homes (10 single-family, 38 duplex), \$225K–\$349K, deed-restricted affordability	Construction 2026 Occupancy 2027
<b>Vertikal For-Sale Homes</b>	43 for-sale homes including 21 affordable/workforce units; townhomes + detached single-family	Completion Winter 2027
<b>Ascent at Salt Flats (Brikwell)</b>	144-unit affordable apartment community, studios–4BR; on-site childcare center (60 children)	Break ground Q2 2026 Complete Q4 2027
<b>Haven at Salt Flats (VOA/MGL)</b>	62 apartments for seniors (55+) and veterans; 13 VASH vouchers	Break ground Winter 2027 Move-in Spring 2028
<b>Phase 2 (Future)</b>	~120 additional apartments (Brikwell) + ~48 apartments (VOA future phase)	Within next 7 years

## INVESTMENT OPPORTUNITY SUMMARY

- The Salt Flats Project is one of **Grand Junction's largest residential growth investments**, backed by city land ownership, state grants, federal tax credits, and private development teams.
- Phase 1 infrastructure is **already underway** — the backbone systems that make development possible are being installed now, and vertical construction is anticipated to begin in 2026.
- The combination of **for-sale homes, affordable rentals, and senior/veteran housing** ensures a diverse, year-round residential population that generates consistent consumer demand.
- Commercial properties adjacent to this development are positioned at the **front edge of one of Grand Junction's most significant residential growth corridors** — with increasing traffic counts, growing visibility, and an expanding customer base baked in.
- With hundreds of new households arriving over the next 2–5 years, **businesses that establish a presence now** will benefit from first-mover advantage in a neighborhood being built from the ground up.

### Total Planned Units at Build-Out: 324–550+ homes

Infrastructure: Underway Now | First Vertical Construction: 2026 | First Occupancy: 2027

For more information on the Salt Flats Project visit [engagegj.org/salt-flats-project](https://engagegj.org/salt-flats-project)