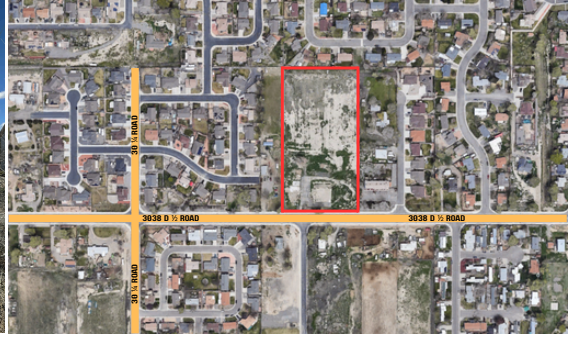


SINGLE FAMILY DEVELOPMENT LAND

3038 D 1/2 Road | Grand Junction, CO 81504



OVERVIEW

- 26-lot residential development opportunity in East Grand Junction
- Subdivision nearing final city approval with anticipated completion by May 26, 2026
- Lot sizes range from 4,000-11,000 SF with an average lot size of 5,500 SF
- Convenient location just minutes from I-70 Business Loop, shopping, restaurants, and everyday services
- Close proximity to multiple Elementary, Middle, and High Schools

TRAFFIC COUNTS

D 1/2 Rd	Prairie Fire St	8,000 ADT
D 1/2 Rd	Morning Dove Dr	8,000 ADT

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Current Population	9,799	64,084	100,213
Daytime Population	7,998	50,415	100,391
Average HH Income	\$60,473	\$31,456	\$60,088
Businesses	180	1,245	3,825

FOR SALE: \$797,000

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