

DEVELOPMENT LAND FOR SALE

TBD I-70 BUSINESS LOOP

Grand Junction, CO 81504



OVERVIEW:

- 2.55 Acres zoned for mixed use
- Located within GJ City limits
- Prime development opportunity
- Located next to Walmart and Central High School
- Visibility from I-70 Business Loop

TRAFFIC COUNTS:

I-70 Business; US 6 Warrior Way 17,000 ADT
I-70 Business Loop I-70 Business Loop 17,000 ADT

Demographics	1 Mile	3 Mile	5 Mile
Current Population	11,636	53,451	94,711
Average HH Income	\$82,513	\$68,617	\$69,050
Businesses	202	937	3,285
Daytime Population	8,401	40,725	92,755

OFFERED AT: \$365,000

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