


FOR SALE

5G SUBDIVISION


LOT 1


PREMIER MIXED-USE
DEVELOPMENT OPPORTUNITY


2352 G ROAD
GRAND JUNCTION, CO 81505

 \$1,430,940

 APPROX.
2.19 ACRES

 ZONED
PUD / MIXED USE

 SHOVEL READY
SPRING 2024

 PRIME LOCATION
OFF G ROAD

PROPERTY OVERVIEW








Lot 1 offers an exceptional mixed-use development opportunity within the new proposed 5G Subdivision in Grand Junction, Colorado. This lot is approximately 2.19 acres and part of a five-lot development ranging from 2.19 to 2.81 acres.

Zoned PUD/mixed use and subject to the 24 Road Corridor design overlay, the subdivision is ideally located across the street from Community Hospital and the new James Pulsipher Regional Cancer Center, with convenient access to I-70 and Canyon View Park.

Infrastructure improvements including G Road widening, installed sidewalks, underground utilities, a bus stop, pedestrian connections, and utility lines. Detention facility are installed. The project is shovel ready.

This is a great opportunity for new medical and professional office space, hotel, restaurants, multi-family, and more.

PROPERTY DETAILS

| | | |
|---|---------------------|------------------------------------|
|  | LOT SIZE: | Approx. 2.19 Acres |
|  | SUBDIVISION: | Proposed 5G Subdivision |
|  | ZONING: | PUD / Mixed Use |
|  | LOCATION: | Off G Road, Grand Junction, CO |
|  | STATUS: | Projected Shovel Ready Spring 2024 |
|  | UTILITIES: | Installed & Available |
|  | PRICE: | \$1,430,940 |



PROPERTY HIGHLIGHTS

-  Proposed 5G Subdivision – 5 new lots ranging from 2.19 to 2.81 acres
-  Zoned PUD / Mixed Use
-  Subject to 24 Road Corridor design overlay
-  G Road has been widened
-  Sidewalks are in place
-  Overhead utilities have been buried
-  Installed bus stop
-  Pedestrian connections
-  Utility lines in place
-  Projected to be shovel ready by Spring 2024
-  Excellent location near I-70 and Canyon View Park
-  Across the street from Community Hospital and the new James Pulsipher Regional Cancer Center

POSSIBLE USES


MEDICAL OFFICE
DEVELOPMENT


PROFESSIONAL
OFFICE SPACE


HOTEL /
HOSPITALITY


RESTAURANT
DEVELOPMENT



MULTI-FAMILY
RESIDENTIAL


● ● ●
AND MORE


RICKARD
TEAM
EXPERIENCE. INTEGRITY. RESULTS.

CONTACT US


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