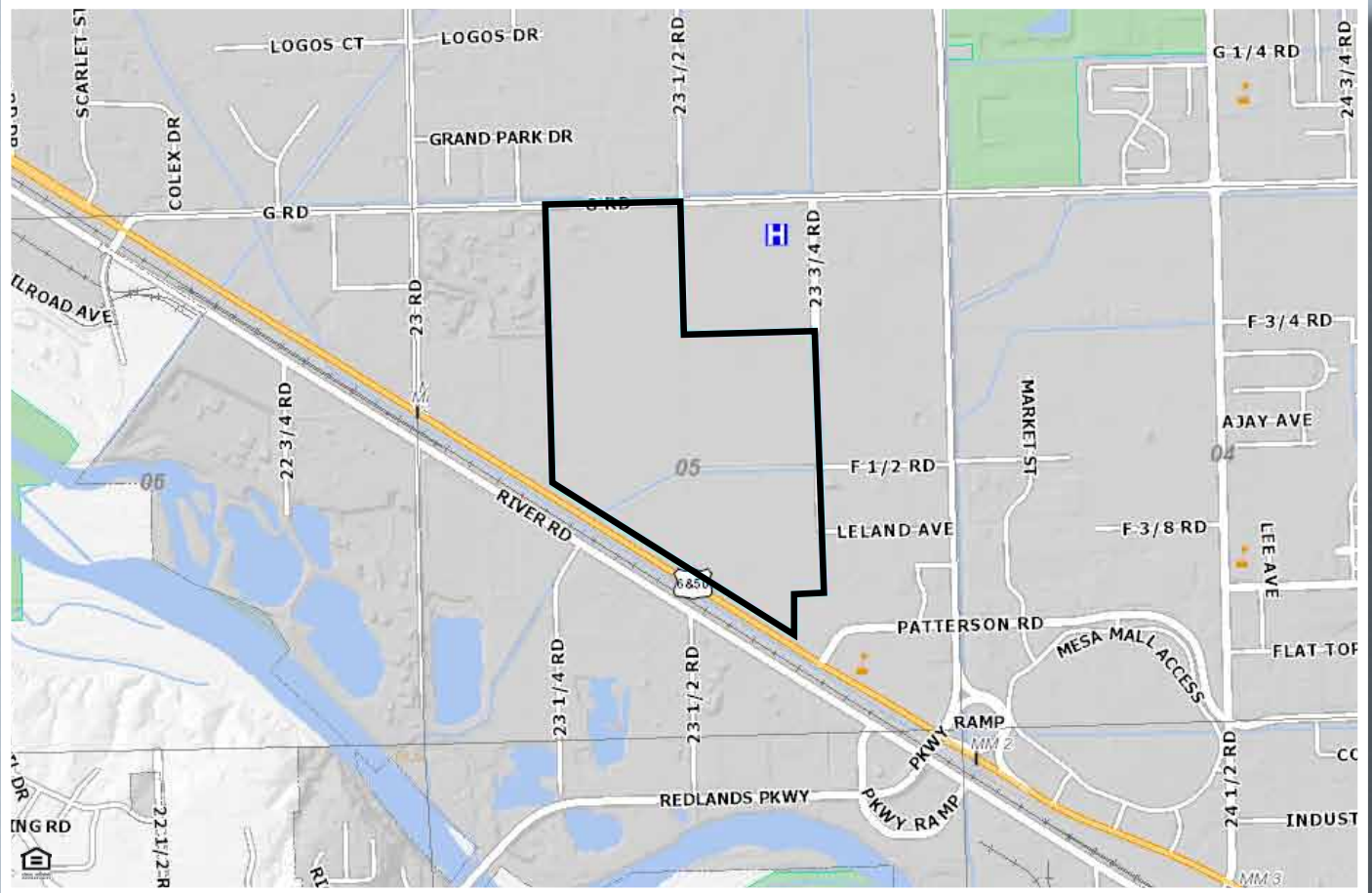




www.FullerRE.com

Grand Junction Commercial Development Land

\$12,712,354.38 for 176 Acres (divisible)



This highly visible location has many allowed uses and is divisible. Much of the property is adjacent to the new Community Hospital Medical Campus, which includes a new 130,000 SF hospital. Uses include, but are not limited to, Medical Office, Group Living, Manufacturing, Light Industrial, Retail Sales and Service, Restaurants, General Office, Attached Single Family Residential, Multi-Family Residential, Hotel/Motel, Flex Industrial and Auto Service. Zoning: Planned Development, City of Grand Junction. Taxes: \$85,994.38 (2016). Property Size: 176.87 Acres. Assessor Parcel #: 2945-051-14-003.

Fuller Real Estate, LLC

5300 DTC Pkwy, Suite 100
Greenwood Village, CO
303.534.4822 | 303.534.9021 fax
www.FullerRE.com

Offered at
\$12,712,354.38

(\$1.65/SF)

Co-Listed with Bray & Company
Sam Suplizio, Grand Junction



Andrew Dodgen
(720) 287-5414 direct
Adodgen@FullerRE.com



DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population:	910	22,176	57,836
Households:	335	9,057	24,214
Median Household Income:	\$51,739	\$60,408	\$49,554
Median Age:	37.30	42.70	41.60

Traffic:

I-70 at Pkwy Ramp: 22,207 vpd

CoStar 2016