



SELLING LEGACY RANCHES IN THE AMERICAN WEST  
*BY SHOWING THEM TO THE WORLD*

# THREE ARROWS LOT #2

Prime Development Opportunity  
Minutes From Downtown and i-70

**Offered at: \$7,500,000**



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# LOCATION

## Grand Junction, CO

### Centrally Located Near:

#### Community Hospital

- Across 23 ½ Road
- Employs 500+ People

#### Mesa Shopping Mall

- 6 Minute Drive
- Largest Retail Destination in Western Colorado
- Over 120 Stores

#### Colorado Mesa University

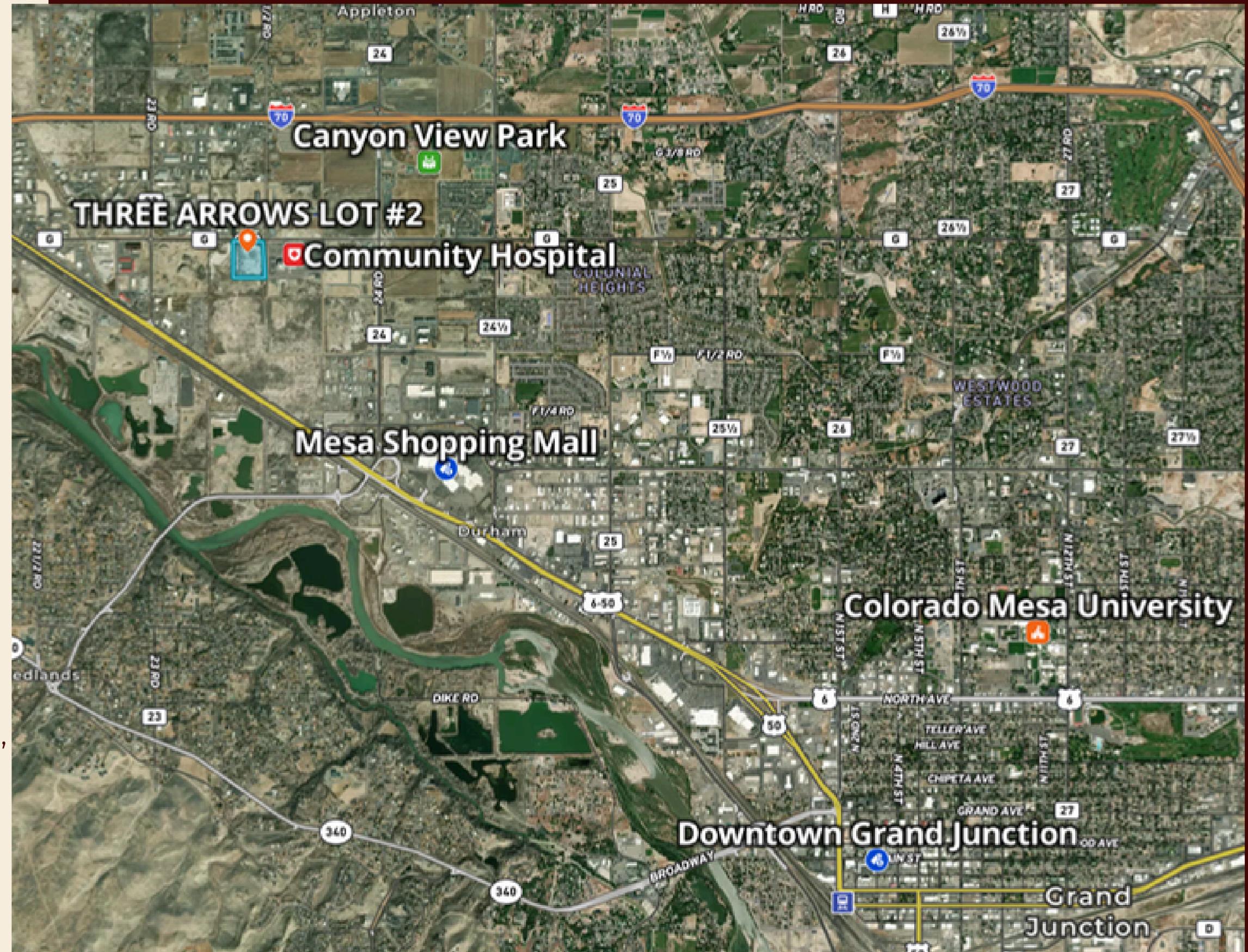
- 10 Minute Drive
- 11,051 Students '24 - '25

#### Downtown Grand Junction

- 10 Minute Drive
- Shopping, Dining, Entertainment, & Business Core.

#### Grand Junction Regional Airport

- 10 Minute Drive
- Non-Stop Service to 6 Major U.S. Cities





# THE DETAILS

## Population & Growth

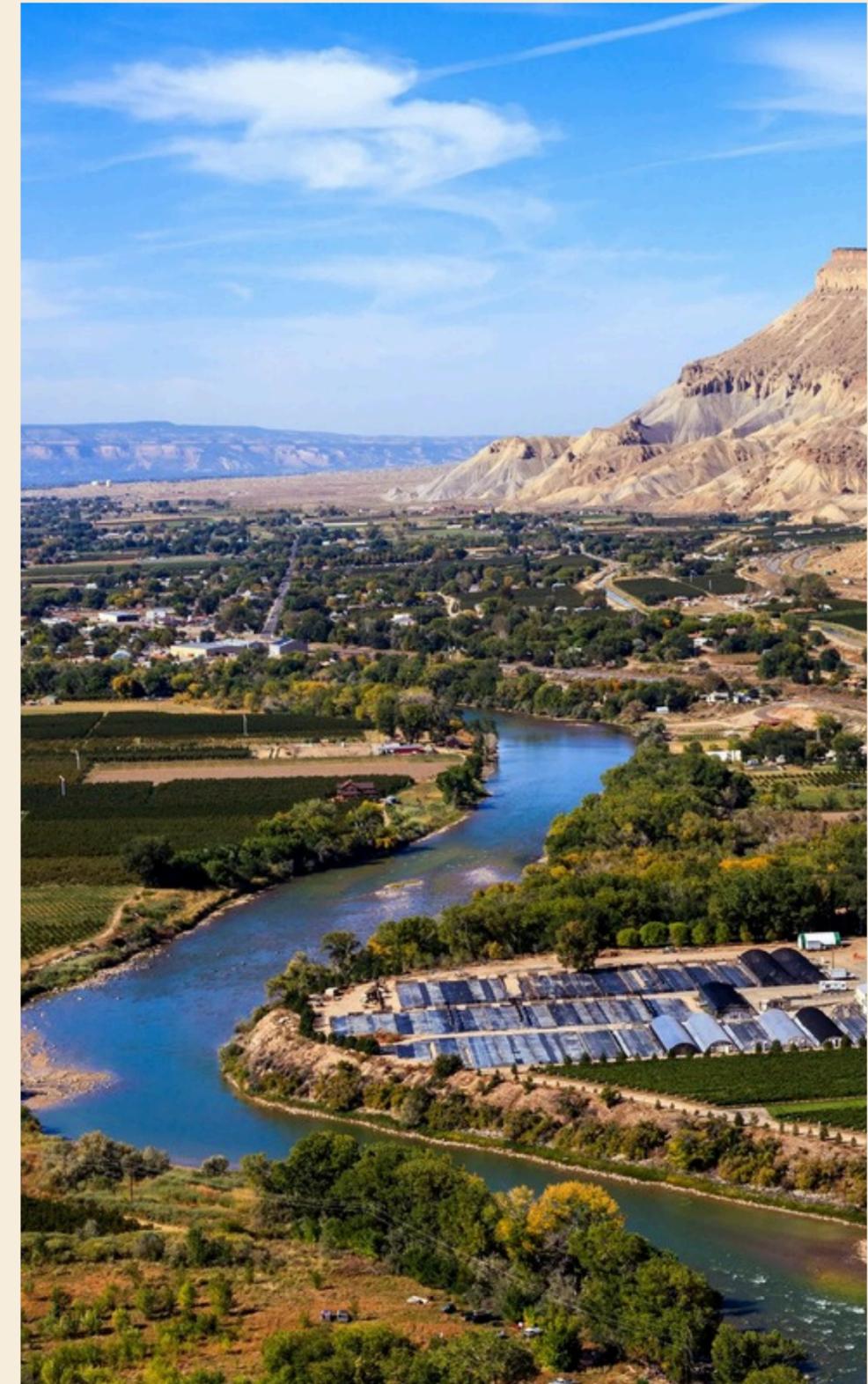
- 161,260 Mesa County (2024)
- 11.7% Growth Since 2010
- 24% Population 18yrs - 35yrs
- \$71,400 Median Income

## Leading Industries

- Fed/State/Local Gov. ~ 12,000 Jobs
- Health Services ~ 11,400 Jobs
- Education ~ 5,500 Jobs
- Retail & Services ~ 7,600 Jobs

## Economic Drivers

- World-Class Outdoor Recreation
- Wine Country & Agritourism
- Regional Healthcare Hub
- Education & Talent
- Affordability





# THE DETAILS

## Offer Price

- \$7,500,000
- \$12.30/sqft
- \$24,350/door at 308 Doors

## Acreage

- 13.99 Acres

## Zoning

- PD – BP
- Business Park Mixed Use
- High Density – Only Limited by Parking
- 8 du/ac Min. – 24 du/ac Max

## Possible Uses

- Residential, Office, Retail, Hotel, Food Service, Commercial, & More



# RANCH SELLERS

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## THANK YOU!



### FULL VIDEO



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