

DEVELOPMENT LAND FOR SALE

770 Rays Way | Grand Junction, CO 81506



OVERVIEW

- 20.5 acres zoned MU-2
- Industrial Hub
- Next to GJ Regional Airport, Amazon & Leitner-Poma
- Just off I-70

TRAFFIC COUNTS

I-70 E of Horizon Dr 25,000 ADT
I-70 E of 24 Rd 26,000 ADT

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Current Population	131	32,089	82,021
Daytime Population	3,433	34,157	98,228
Average HH Income	\$104,816	\$71,869	\$67,400
Businesses	248	972	4,499

OFFERED AT: \$1,200,000

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