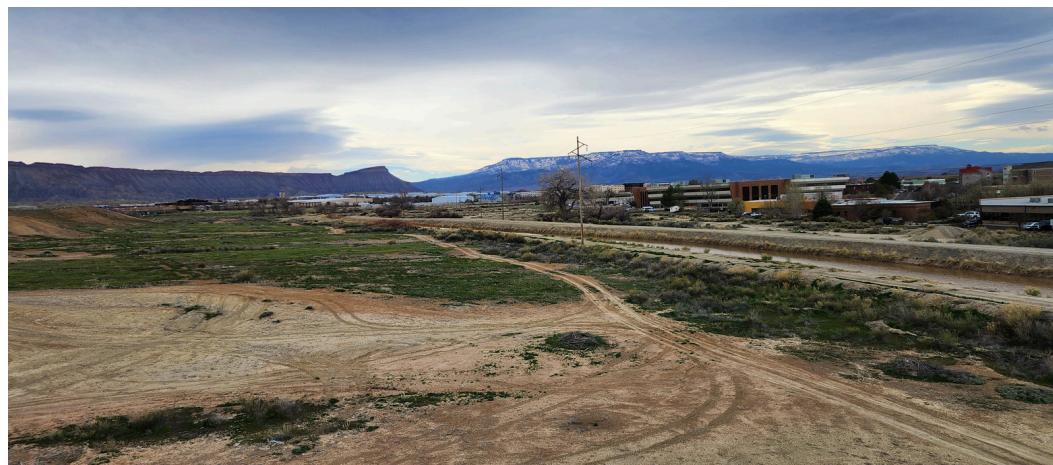


DEVELOPMENT LAND FOR SALE

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	26,0000 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

Brian Bray | 970.986.0446 | Brian@brayandco.com

BRAY COMMERCIAL | 1015 N 7th Street, Grand Junction, CO 81501 | 970.241.2909 | www.BrayCommercial.com

This information was obtained from sources deemed reliable; however, Bray Commercial makes no guarantees, warranties or representation as to the completeness or accuracy.