

# FOR SALE: \$10M

## 80ac Operating Gravel Pit

919 County Rd 612  
Granby, CO 80446



Property includes 80ac of land and inventory. The property has easy access to and from Highway 34 & Highway 40 in Granby, Colorado, and does not have a traffic/truck limit. In addition, the property includes 5 acre feet of water.

There is also approximately \$3.5M in wholesale inventory, plus an additional 480,000 ton on the 10ac parcel and 100,000 ton on the 70 acres.

Zoned Industrial and has a variety of excellent uses. Offering is comprised of a 70ac & 10ac parcel of common ownership. There is also a dormant batch plant directly adjacent to the property - Sellers agent can make an introduction.

Local comp available for a smaller, more limited gravel pit, sold in 2022.

Tours available upon request.

G  
R  
A  
V  
E  
L  
  
P  
I  
T



John Sanderson  
970-531-9926  
303-328-5576  
[john@sandersonre.com](mailto:john@sandersonre.com)



80ac Gravel Pit with 680,000 ton in ground & \$3.5M wholesale inventory.

## PROPERTY PHOTOS



John Sanderson  
970-531-9926  
303-328-5576  
[john@sandersonre.com](mailto:john@sandersonre.com)

